



ENGINEER'S REPORT

PETITION REQUEST #23 101648 RWE

FOR THE VACATION AND ABANDONMENT OF A PORTION OF AN UNOPENED COUNTY ROAD RIGHT-OF-WAY IDENTIFIED AS **152nd STREET SE**

INTRODUCTION

Chapter 36.87 of the Revised Code of Washington (RCW) gives county legislative authorities broad authority to vacate and abandon land that was acquired for county road purposes. Chapter 13.100 of the Snohomish County Code (SCC) provides that Snohomish County (the County) also has the authority to vacate and abandon public road right-of-way (ROW) independent of the statutory establishment provisions of Chapter 36.87 RCW. The County legislative authority's use of this broad authority must be made under the advice and supervision of the County Engineer.

SCC 13.100.010 provides that the road or ROW vacation and abandonment procedures may be initiated either in response to Council request, by the County Engineer when it has been determined that the criteria for the road or ROW vacation and abandonment exists, or in response to a frontage owner's petition.

FACTS/BACKGROUND

1. 152nd Street SE is an unopened deeded ROW, beginning at the east ROW boundary line of 276th Dr SE, located in the NW $\frac{1}{4}$ of Section 1 Township 27 Range 7 East, W.M. (See Exhibit 1, ROW Deed Map)
2. The portion of 152nd Street SE proposed to be vacated is unopened ROW 16 feet in width that was deeded to the County on December 12, 1934, via Quit Claim Deed (QCD), recorded in Volume 257, Page 298. (See Exhibit 2, QCD)
3. The portion of 152nd Street SE proposed to be vacated is adjacent to the following properties: tax parcel nos. 27070100200800 and 27070100200400 to the north, and tax parcel no. 27070100201400 to the south. (See Exhibit 3, Assessor and Aerial Maps)

4. Brian Nichols and Jayne Miller (the “Petitioners”) own tax parcel nos. 27070100200800 (north-west) and 27070100201400 (south). (See Exhibit 4, Assessors Map)
5. The property owners of 27070100200400 (north-east) are not parties to this vacation petition and will not be benefitted by the vacation because the ROW to be vacated is located entirely on the south side of the section quarter line, which also serves as the south property line of parcel no. 27070100200400. (See Exhibits 3 and 4)
6. Old Owen Road, LLC is the previous owner of tax parcel nos. 27070100200800 (north-west) and 27070100201400 (south).
7. On May 18, 2015, Old Owen Road, LLC applied for a Boundary Line Adjustment (BLA), PDS File No. 15-107718 BLA, to combine and reconfigure three tax parcels all south of unopened 152nd Street SE, 27070100201400, 27070100201100, and former 27070100202900. The BLA created two parcels with horizontal rather than vertical alignment: 27070100201400 (north parcel with its northern boundary adjacent to unopened 152nd Street) and 27070100201100 (south parcel, not adjacent/relevant to the proposed ROW vacation). The BLA was approved and recorded under Auditor’s File Number (AFN) 201702160506. (See Exhibit 5, BLA)
8. Parcel No. 27070100201400, also known as “Parcel A” in the BLA, excludes from its legal description the 16-foot-wide County ROW along the northern property line up to the north-south section quarter line. (See Exhibit 4 and Exhibit 5, Pages 8 and 11)
9. On May 18, 2018, the Petitioners acquired tax parcel 27070100201400 from Old Owen Road, LLC via Statutory Warranty Deed (SWD) recorded under AFN 201805180485. (See Exhibit 6, 2018 SWD)
10. On December 4, 2020, the Petitioners acquired tax parcel 27070100200800 from Old Owen Road, LLC via SWD recorded under AFN 202012040907. (See Exhibit 7, 2020 SWD)
11. On January 31, 2023, the Petitioners submitted a petition to the Snohomish County Department of Public Works (DPW) proposing to vacate a portion of an unopened County ROW, 152nd Street SE. (See Exhibit 8, Petition)
12. The Petitioners own a majority of parcels abutting the north and south portions of the section of ROW proposed to be vacated.

13. The proposed ROW Vacation is 16 feet wide, approximately 524 feet in length and approximately \pm 8,384 square feet. (See Exhibit 8, Pages 3-4, Approved Preliminary Record of Survey)

FINDINGS

1. The portion of ROW proposed to be vacated has never been opened or used as a public road.
2. The ROW proposed to be vacated does not abut a body of saltwater or freshwater as per RCW 36.87.130 and SCC 13.100.085.
3. The Petitioners' real property taxes for tax parcel 27070100201400, will be amended to reflect the value added by the vacation of the County ROW abutting their property.
4. It is not advisable to preserve any portion of the County ROW proposed to be vacated for future County transportation system needs because existing topography prevents future road connectivity to the east of the proposed vacation. (See Exhibit 9, Aerial Photos)
5. The portion of 152nd Street SE petitioned to be vacated is classified as a Class B road under SCC13.100.040(7)(b). Class B roads and ROWs are those in which the County has fee simple interest and no public expenditures were made.
6. DPW has determined the fair market value of that portion of 152nd St SE petitioned to be vacated at \$17,754.47 attributable to tax parcel 27070100201400. (See Exhibit 10)
7. Under SCC 13.100.080(2)(b), the Petitioners are required to pay fifty percent of the appraised value as determined by DPW, which equals \$8,877.24
8. A Stipulation to Value and Agreement to Wave Consultant Appraisal has been signed by the Petitioners agreeing to the valuation of the property prepared by the County. (See Exhibit 11)
9. There are no utilities located within the proposed ROW vacation.

RECOMMENDATIONS

1. Based on the above findings, DPW has determined that the public will benefit by the vacation and abandonment of this ROW and the ROW should be vacated and abandoned.

2. DPW recommends that Vacation Petition Request 23 101648 RWE for the vacation of ROW for a portion 152nd Street SE, described in the record of survey attached as Exhibit 8, pages 3-4 to this Engineer's Report and also attached as Exhibit A to the accompanying Ordinance, is in the best interest of the public and should be granted based on the following conditions:

CONDITIONS

1. All associated costs incurred by the County in processing the petition to vacate and the land value of the ROW shall be paid by the Petitioners, as per SCC 13.100.070 and SCC 13.100.080.

Estimated Public Works Administrative Charges	\$ 4, 200.00
Application Credit	\$ < 500.00>
Compensation (at 50% of ROW Land Value)	\$ 8,877.24
Total Balance	\$12,577.24

2. The petitioner shall be responsible for the advertising costs and recording fees which are listed as follows.

Estimated Advertising Cost (Notices of Introduction & Enactment)	\$ 300.00
Estimated Recording Fees	\$ 206.50

3. Failure to make payment of the compensation required under SCC 13.100.070 and SCC 13.100.080 within one year of the date the ordinance is adopted by the Council will result in the ordinance not being recorded and the ROW shall not be considered vacated as per SCC 13.100.080(4).

Approved by:

McCormick, Douglas

Digitally signed by McCormick, Douglas
Date: 2023.10.02 11:59:07 -07'00'

Douglas W. McCormick P.E.
Deputy Director/County Engineer

Date

Prepared By:

Maria Acuario

Digitally signed by Maria Acuario
Date: 2023.08.31 08:10:22 -07'00'

Maria Acuario
ROW Investigator III

Date

Nathan B. Baxter
QUIT CLAIM DEED

The Grantor *S* herein *Nathan B. Baxter et ux*

for the consideration of *One $\frac{1}{100}$* Dollars

and also of benefits to accrue *to them* by reason of laying out and establishing a public road through *their* property, and which is hereafter described, convey release and quit-claim

to the County of Snohomish, State of Washington, for the use of the Public forever, all interest in the following described real estate, viz.:

The North 16 feet of the Southwest quarter of the Northwest quarter of Section 1, Township 27 North, Range 7 East W.M., containing 0.48 acres more or less.

Also a strip of land 14 feet wide being the easterly 14 feet of the South one-half of Government Lot No. 1, Section 2, Township 27 North, Range 7 East W.M., containing 0.21 acres more or less.

12-27-1914

257/210

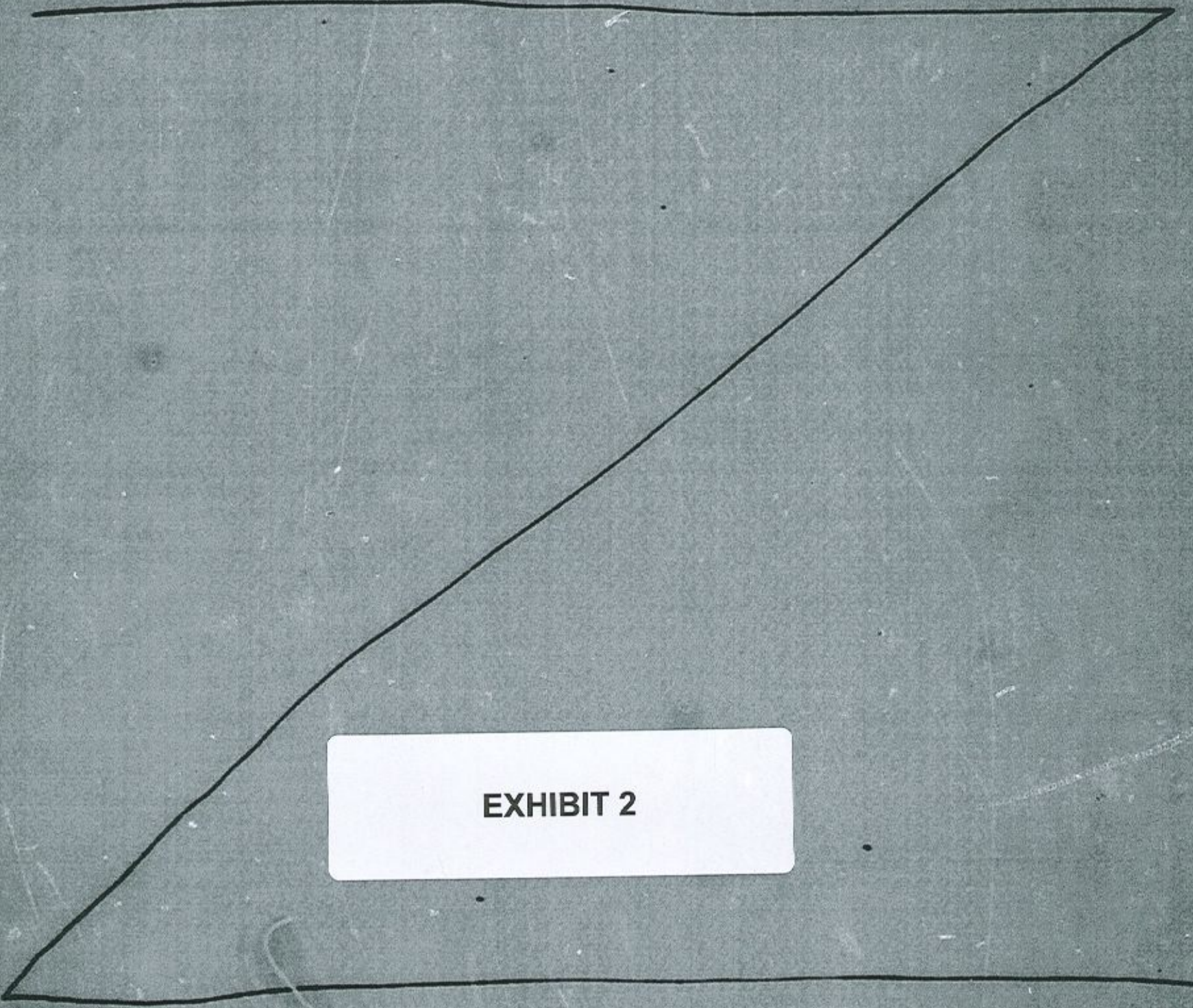
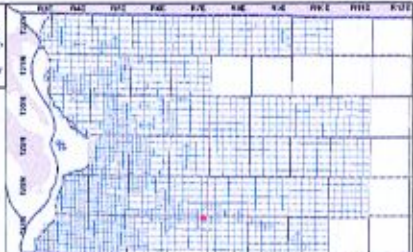


EXHIBIT 2

situated in the County of Snohomish, State of Washington. Said Grantor *S* do hereby waive and relinquish all claims of damage caused or arising by reason of the laying out and establishing of a public road upon the property herein conveyed.

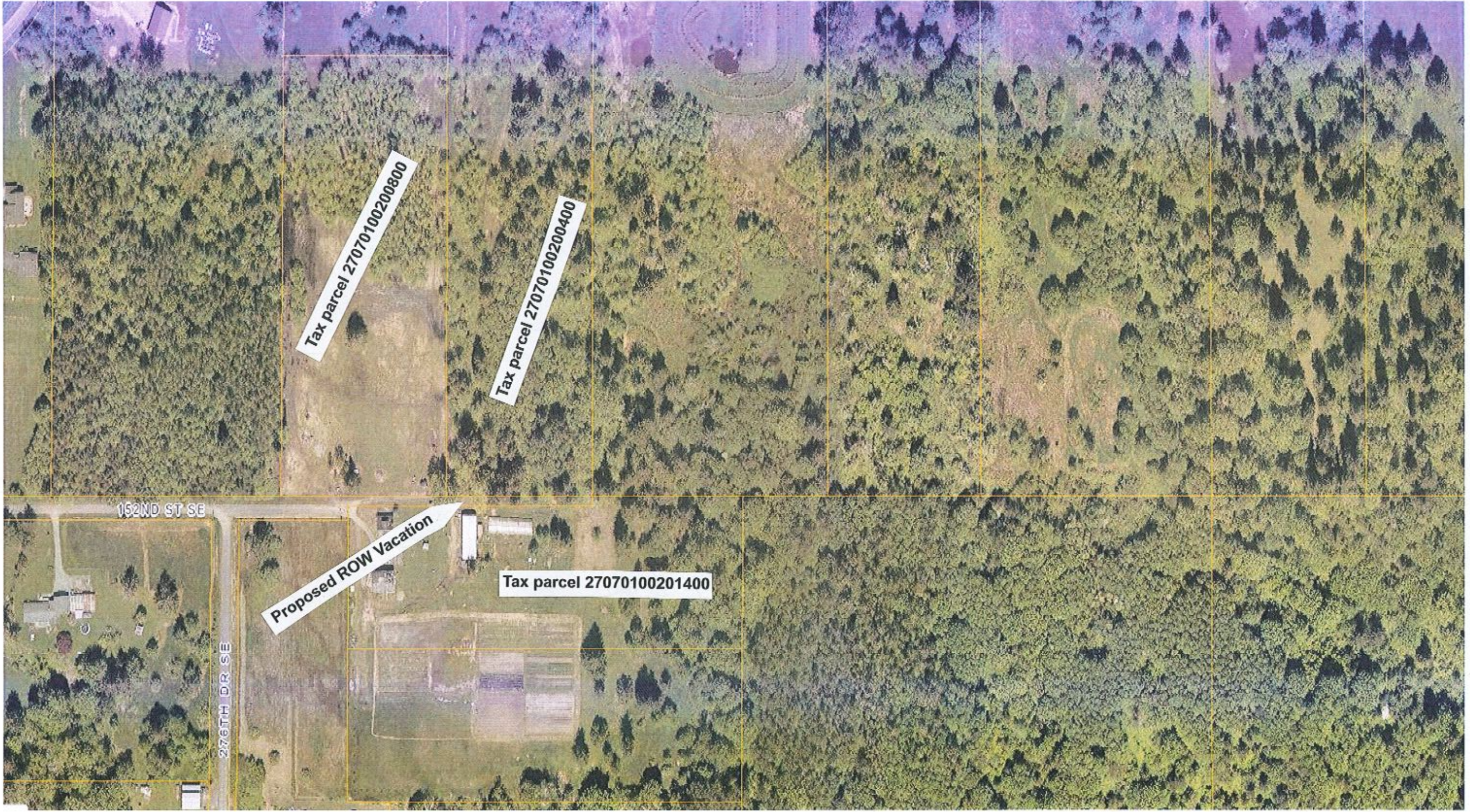
Dated this *12* day of *December* A. D. 191*4*

Nathan B. Baxter
Matilda C. Baxter

QUARTER	SECTION	TOWNSHIP N.W.B.L.	RANGE E.W.M.	<small>ALL MAPS, PLANS, AND RECORDS OF THE COUNTY ASSESSOR'S OFFICE ARE THE PROPERTY OF THE COUNTY AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE COUNTY ASSESSOR. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND. THE COUNTY ASSESSOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF THE USE OF THIS INFORMATION. THE COUNTY ASSESSOR'S OFFICE IS NOT RESPONSIBLE FOR ANY DAMAGE, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF THE USE OF THIS INFORMATION.</small>
NW	1	27	7	
Centerline	Lot	Block	Section	City Limits
Gov Lot	Subdiv	ROW	Quarter	Tax Acct
Major Water	Other Lot	Vac ROW	18th	Easement
Minor Water	Other Subdiv	Vac Lot		

36-28-07





QUARTER	SECTION	TOWNSHIP N.W.S.L.	RANGE E.W.M.	<small>ALL INFORMATION AND DIMENSIONS ON THIS MAP ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AN OFFICIAL CONTRACT OR WARRANTY. THE ASSessor'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED ON THIS MAP. THE ASSessor'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP. THE ASSessor'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP.</small>
NW	1	27	7	

Centerline - - - - -	Lot - - - - -	Block - - - - -	Section - - - - -	City Limits
Gov Lot - - - - -	Subdiv - - - - -	ROW - - - - -	Quarter - - - - -	Tax Acct
Major Water - - - - -	Other Lot - - - - -	Vac ROW - - - - -	16th - - - - -	Easement
Minor Water - - - - -	Other Subdiv - - - - -	Vac Lot - - - - -		

1 inch = 200 feet

Map produced on February 22, 2023

A product of the Assessor's Office
Snohomish County, Washington

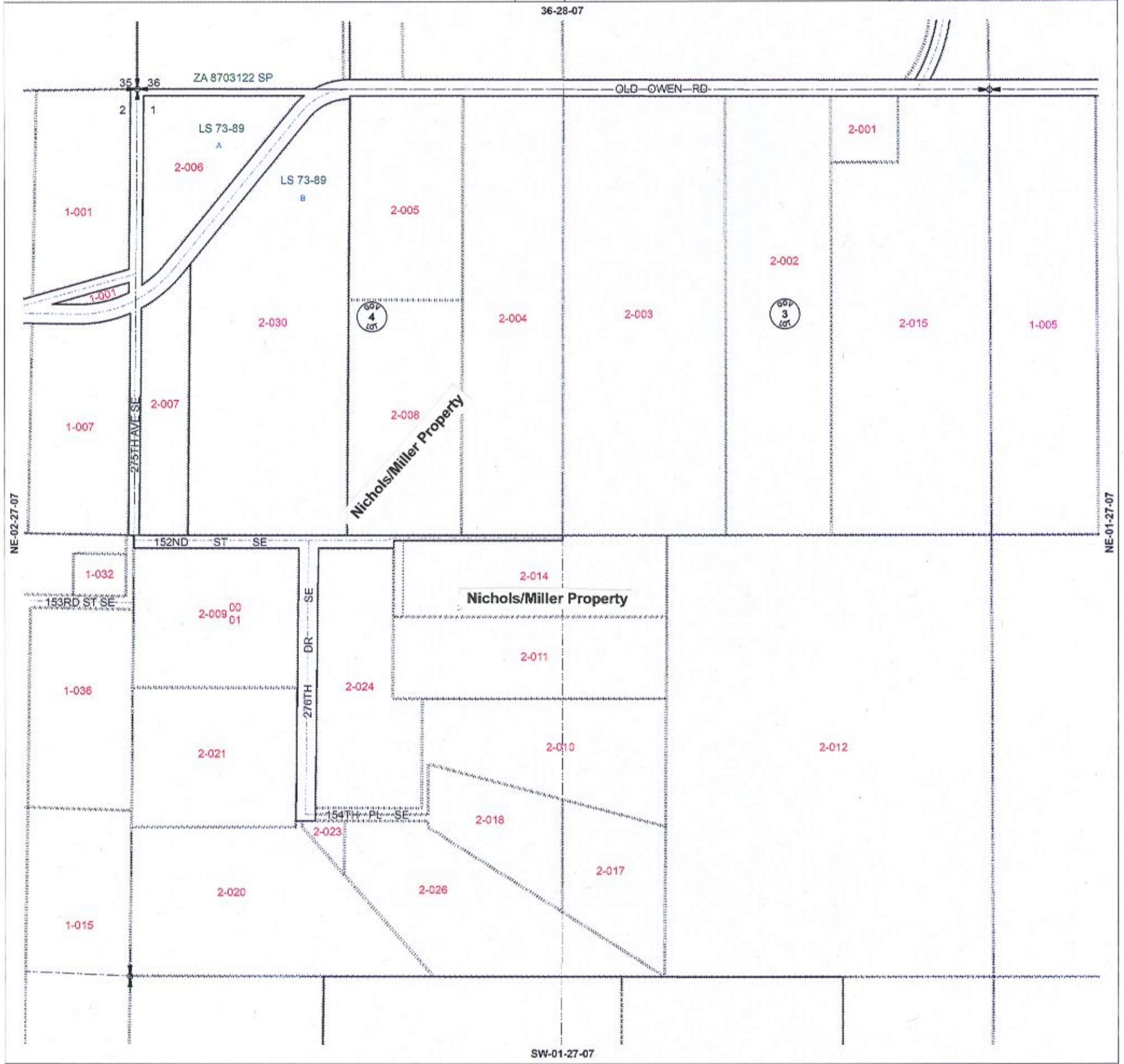


EXHIBIT 4

2017 Taxes paid in full on Tax Parcel(s)
see below parcel numbers
By: AD Date 2/16/2017
Deputy Treasurer

Return Address:
Snohomish County Planning & Development Services
3000 Rockefeller Ave, M/S #604
Everett, WA 98201-4046

201702160506 11 PGS
02/16/2017 3:30pm \$147.00
SNOHOMISH COUNTY, WASHINGTON

AFFIDAVIT OF BOUNDARY LINE ADJUSTMENT



FILE NO 15-107718 BLA
1/4 SW 1/4 NW
SEC 1 TWP 27 RNG 7
Related Subdivision NA
Zoning R-5

Under Chapter 30.41E SCC)
State of Washington)
County of Snohomish)

Name of Conveyor(s) Old Owen Road, LLC
Address 27714 152ND ST. SE MONROE 98272
City State Zip
Contact Telephone 425-760-2869
Property Tax Account Number(s) 27070100201100, 27070100201400,
27070100202900

Name of Receiver(s) Old Owen Road LLC
Address _____
City State Zip
Contact Telephone _____
Property Tax Account Number(s) 27070100201100, 27070100201400

Contact Person (if different than Owners) _____
Address _____
City State Zip
Contact Telephone _____

Method of Sewage Disposal: Septic Sewer Other: _____

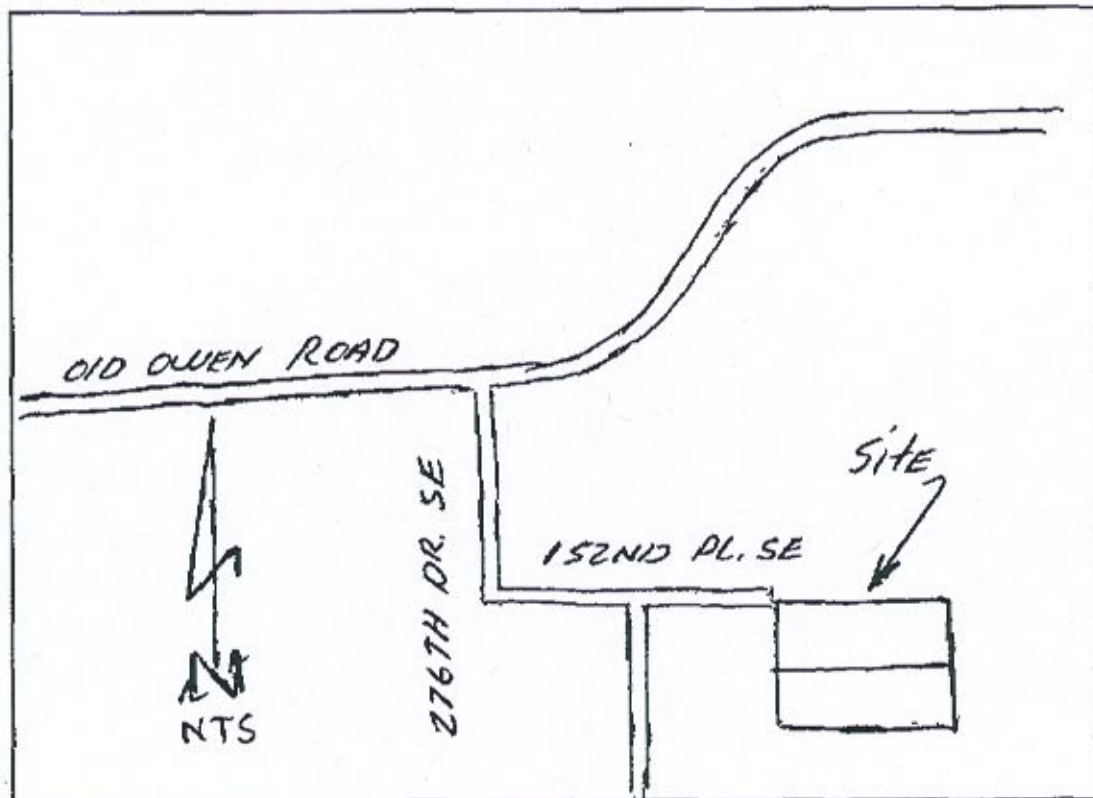
Record of Survey AFN: _____

EXHIBIT 5 Page 1

**VICINITY
MAP**

Include North Arrow and Scale

(May be submitted on
separate sheet)



(NOT AN INSTRUMENT TO CONVEY NOR OF CONVEYANCE)

1. **Current Ownership.** The undersigned are the respective owners of the following legally described parcels of property lying adjacent to each other (use additional pages if necessary or reference to "see attached"):

a. Parcel No. 1 (Conveyor): OLD OWEN ROAD LLC +
SEE EXHIBIT A, B & C

constituting approximately _____ acres or _____ square feet.

a. Parcel No. 1 (Receiver): NA

constituting approximately _____ acres or _____ square feet.

2. **Proposed Conveyance.** The undersigned are considering the transfer of ownership of the following portion of the above described Conveyor's ownership to the Receiver:

NA

constituting approximately _____ acres or _____ square feet.

FOR ADDITIONAL CONVEYANCES, ATTACH SEPARATE SHEET

3. **Boundary Line Adjustment.** It is the intent of the undersigned that the proposed conveyance would constitute a boundary line adjustment. Accordingly, it is represented and understood by the undersigned that:

- a. The proposed conveyance would not detrimentally affect access to the preceding parcels;
- b. Each resulting lot has an accessible building area as defined by SCC 30.41E unless a building area does not exist on the original lot(s). This requirement shall not apply to lots that are zoned commercial or industrial;
- c. County approval of this boundary line adjustment does not guarantee or imply that the subject property may be developed or subdivided, and that boundary line adjustment approval may not be grounds for approval of subsequent modification or variance requests;
- d. Each resulting lot has not been created through a subdivision exemption as set forth in SCC 30.41A.020(6) or 30.41A.020(7) or a Short Subdivision exemption as set forth in SCC 30.41B.020(6) or 30.41B.020(7) within the last 5 years.
- e. No new lot would be created by the proposed conveyance, but rather the conveyed property together with the receiver's existing ownership, described on the preceding page would constitute a single lot and be described as follows: (Include as attached exhibit as needed)

SEE Exhibit D & E

constituting approximately _____ acres or _____ square feet.

f. The conveyor's ownership after the proposed conveyance would not be reduced in size below the minimum required square footage nor would it violate other Zoning Code requirements. The conveyor's ownership would now be described as follows: (Include as attached exhibit as needed)

SEE Exhibit D & E

constituting approximately _____ acres or _____ square feet.

4. **Signatures.** The signatures below are of the **Owner(s)** of the property and must be signed in the presence of a notary public. Use the attached acknowledgement(s) as necessary.

(NOT AN INSTRUMENT TO CONVEY NOR OF CONVEYANCE)

Conveyor:  5/18/15
Signature Date

OLD OWEN ROAD LLC
(Typed or Printed) Robert Schwandt manager member

Conveyor: _____
Signature Date

(Typed or Printed)

Receiver:  5/18/15
Signature Date

OLD OWEN ROAD LLC
(Typed or Printed) Robert Schwandt Manager member


Receiver: _____
Signature Date

(Typed or Printed)

DETERMINATION

On the basis of the representations hereby submitted, I conclude that the proposed Boundary Line Adjustment is consistent with applicable county plans and development regulations and that the proposed Boundary Line Adjustment is **APPROVED** under the provisions of Chapter 30.41E, Snohomish County Code.

Approved By: (Print Name) 

Signature  Date 8-21-15

For the Director of Planning & Development Services
 Hearing Examiner pursuant to SCC 30.41E.020(i)(b)

EXHIBIT A

THE NORTH 510 FEET OF THE EAST 524 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 7 EAST, W.M.,

EXCEPT THE NORTH 40 FEET THEREOF

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

CONTAINING APPROXIMATELY 5.72 ACRES

EXHIBIT B

THE NORTH 510 FEET OF THE WEST 330 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 7 EAST, W.M.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

CONTAINING APPROXIMATELY 3.87 ACRES

EXHIBIT C

THE SOUTH 24 FEET OF THE NORTH 40 FEET OF THE NORTH 510 FEET OF THE EAST 524 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 7 EAST, W.M.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

CONTAINING APPROXIMATELY .29 ACRES

(ABOVE DESCRIPTIONS FROM DEED OF TRUST AF. NO. 200801080561)

**EXHIBIT D
LEGAL DESCRIPTION
PARCEL A**

THE NORTH 510.00 FEET OF THE EAST 524.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 7 EAST, W.M.;

EXCEPT THE NORTH 16.00 FEET THEREOF;

ALSO EXCEPT THE SOUTH 255.00 FEET THEREOF;

TOGETHER WITH THE NORTH 510.00 FEET OF THE WEST 330.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 7 EAST, W.M.;

EXCEPT THE SOUTH 255.00 FEET THEREOF.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

CONTAINING APPROXIMATELY 4.80 ACRES



**EXHIBIT E
LEGAL DESCRIPTION
PARCEL B**

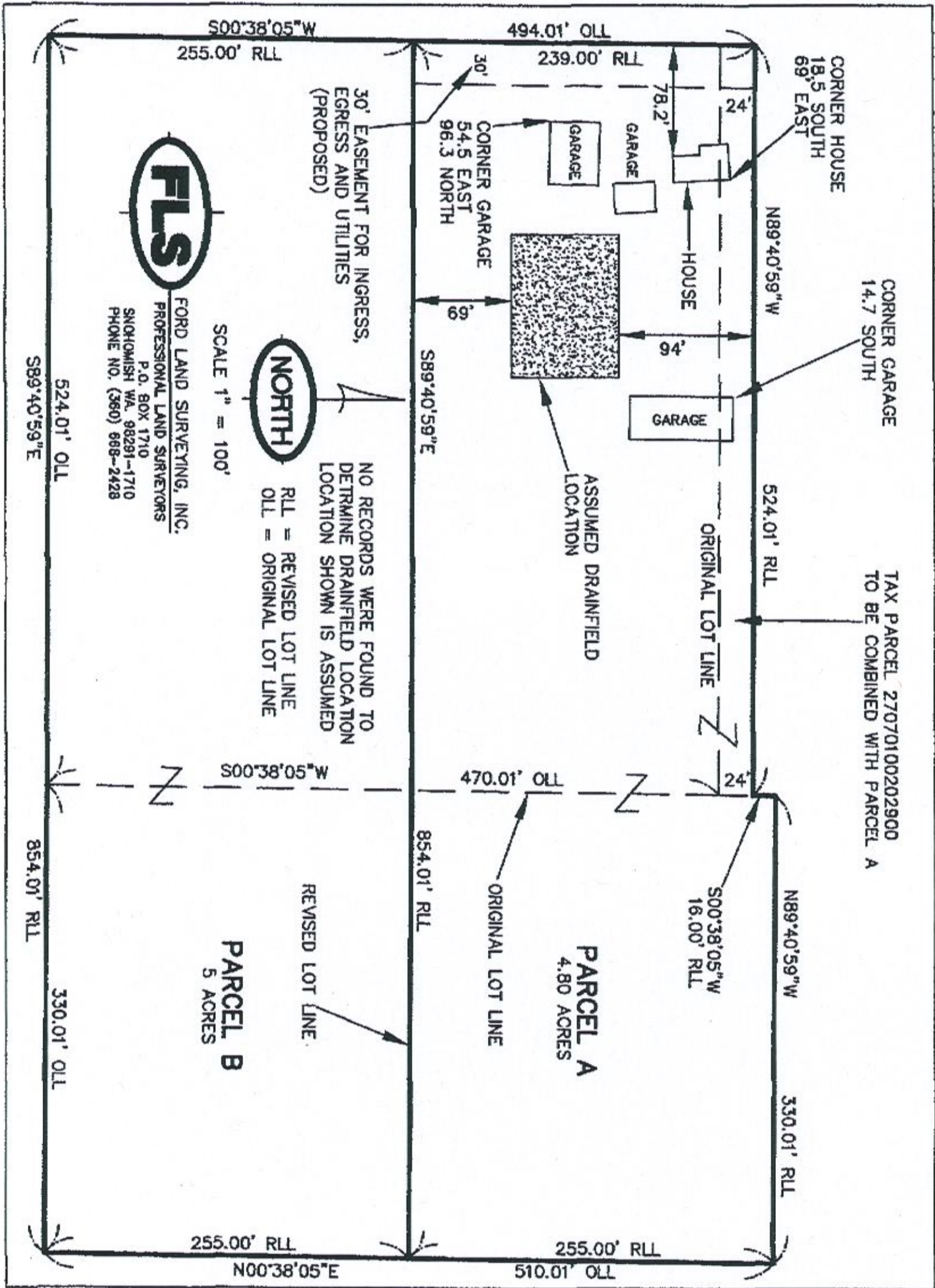
THE SOUTH 255.00 FEET OF THE NORTH 510.00 FEET OF THE EAST 524.00 FEET OF THE EAST
HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 27 NORTH, RANGE 7 EAST, W.M.;

TOGETHER WITH THE SOUTH 255.00 FEET OF THE NORTH 510.00 FEET OF THE WEST 330.00
FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 27 NORTH, RANGE 7 EAST, W.M.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

CONTAINING APPROXIMATELY 5.00 ACRES





EASEMENT PROVISION

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE WEST 30.00 FEET OF PARCEL A OF THIS BOUNDARY LINE ADJUSTMENT IS HEREBY GRANTED TO THE FUTURE OWNERS OF PARCEL B, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UPON RECORDING OF THIS BOUNDARY LINE ADJUSTMENT.

1166748
\$450,000

After recording return to:
Brian Nichols
Jayne Miller
27714 152nd Street SE
Monroe, WA 98272



201805180485 5 PGS
05/18/2018 2:21pm \$78.00
SNOHOMISH COUNTY, WASHINGTON

No. 10022360 5/18/2018 2:13 PM 8,015.00
Thank you for your payment.
PHYLLIS

Reference: 40209235-803-CJ2

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Old Owen Road, LLC, a Washington limited liability company,**

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

in hand paid, conveys and warrants to **Brian Nichols and Jayne Miller, a married couple**

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

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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

Abbreviated Legal: (Required if full legal not inserted above.) parcel a snohomish county bla 15-107718 rec. no. 201702160506, being ptn nw 1/4 1-27-7e

Tax Parcel Number(s): 27070100202900, 27070100201400

CW TITLE
CK40209235
5/18/00

Statutory Warranty Deed

LPB-10-05 (ltr) (1/06)

CW Title and Escrow

EXHIBIT 6 Page 1

Reference: Statutory Warranty Deed 40209235-803-CJ2

Dated: May 14, 2018

SELLERS:

Old Owen Road LLC

[Signature]
by Robert Schwindt, Manager Member

State of Washington

SS:

County of SNOHOMISH

I certify that I know or have satisfactory evidence that Robert Schwindt 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 manager member of OLD OWEN ROAD LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5/17/18

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

[Signature]

Notary Public in and for the State of WASHINGTON

Residing at KIRKLAND

My Appointment expires: 1/8/2021



Exhibit A

THE NORTH 510.00 FEET OF THE EAST 524.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 7 EAST, W.M.,

EXCEPT THE NORTH 16 FEET THEREOF;
ALSO EXCEPT THE SOUTH 255.00 FEET THEREOF;
TOGETHER WITH THE NORTH 510.00 FEET OF THE WEST 330.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 7 EAST, W.M.;
EXCEPT THE SOUTH 255.00 FEET THEREOF;

(ALSO KNOWN AS PARCEL A OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. 15-107718, RECORDED UNDER SNOHOMISH COUNTY RECORDING NO. 201702160506)

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

C, mm

Exhibit B

1. EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM WEYERHAEUSER TIMBER COMPANY, A WASHINGTON CORPORATION, RECORDED UNDER RECORDING NO. 101030, WHEREBY THE FIRST PARTY EXPRESSLY SAVES, EXCEPTS AND RESERVES OUT OF THE GRANT HEREBY MADE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS FOREVER, ALL ORES AND MINERALS OF ANY NATURE WHATSOEVER IN OR UPON SAID LANDS, INCLUDING COAL, OIL AND GAS, TOGETHER WITH THE RIGHT TO ENTER UPON SAID LANDS FOR THE PURPOSE OF EXPLORING THE SAME FOR SUCH ORES AND MINERALS, AND FOR THE PURPOSE OF DRILLING, OPENING, DEVELOPING AND WORKING MINES AND WELLS THEREON, AND TAKING OUT AND REMOVING THEREFROM ALL SUCH ORES AND MINERALS, AND TO OCCUPY AND MAKE USE OF SO MUCH OF THE SURFACE OF SAID LAND AS MAY BE REASONABLY NECESSARY FOR SAID PURPOSE; PROVIDED THAT THE SECOND PARTY, THEIR HEIRS, REPRESENTATIVES, SUCCESSORS OR ASSIGNS SHALL BE PAID JUST AND REASONABLE COMPENSATION FOR ANY INJURY OR DAMAGE TO THE SURFACE OF SAID LAND, TO THE CROPS OR TO THE IMPROVEMENTS THEREON BY THE EXERCISE OF ANY RIGHTS HEREIN RESERVED; BUT PROVIDED FURTHER THAT THE EXERCISE OF SUCH RIGHT BY THE FIRST PARTY SHALL NOT BE POSTPONED OR DELAYED PENDING REASONABLE EFFORTS TO AGREE UPON OR HAVE DETERMINED SUCH JUST AND REASONABLE COMPENSATION.

2. EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED FROM WEYERHAEUSER TIMBER COMPANY, A WASHINGTON CORPORATION, RECORDED 710884, UNDER RECORDING NO. 710884, WHEREBY THE FIRST PARTY EXPRESSLY SAVES, EXCEPTS AND RESERVES OUT OF THE GRANT HEREBY MADE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS FOREVER, ALL ORES AND MINERALS OF ANY NATURE WHATSOEVER IN OR UPON SAID LANDS, INCLUDING COAL, OIL AND GAS, TOGETHER WITH THE RIGHT TO ENTER UPON SAID LANDS FOR THE PURPOSE OF EXPLORING THE SAME FOR SUCH ORES AND MINERALS, AND FOR THE PURPOSE OF DRILLING, OPENING, DEVELOPING AND WORKING MINES AND WELLS THEREON, AND TAKING OUT AND REMOVING THEREFROM ALL SUCH ORES AND MINERALS, AND TO OCCUPY AND MAKE USE OF SO MUCH OF THE SURFACE OF SAID LAND AS MAY BE REASONABLY NECESSARY FOR SAID PURPOSE; PROVIDED THAT THE SECOND PARTY, THEIR HEIRS, REPRESENTATIVES, SUCCESSORS OR ASSIGNS SHALL BE PAID JUST AND REASONABLE COMPENSATION FOR ANY INJURY OR DAMAGE TO THE SURFACE OF SAID LAND, TO THE CROPS OR TO THE IMPROVEMENTS THEREON BY THE EXERCISE OF ANY RIGHTS HEREIN RESERVED; BUT PROVIDED FURTHER THAT THE EXERCISE OF SUCH RIGHT BY THE FIRST PARTY SHALL NOT BE POSTPONED OR DELAYED PENDING REASONABLE EFFORTS TO AGREE UPON OR HAVE DETERMINED SUCH JUST AND REASONABLE COMPENSATION.

3. AFFIDAVIT OF SHORT SUBDIVISION EXEMPTION AND THE TERMS AND CONDITIONS THEREOF:

RECORDED: JUNE 24, 1988
RECORDING NO.: 8806240325

4. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE: DRAINFIELD, SEPTIC TANK SEWER LINE
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDING NO. 8812200277

SAID EASEMENT CONTAINS A COVENANT TO BEAR EQUAL SHARE OF COST OF CONSTRUCTION, MAINTENANCE OR REPAIR OF SAME.

D, mm

5. SNOHOMISH COUNTY RIGHT TO FARM DISCLOSURE STATEMENT AND THE TERMS AND CONDITIONS THEREOF:

RECORDED: JANUARY 8, 2008
RECORDING NO.: 200801080562

6. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 201702160506.

THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SHOWN ON THE PLAT OR SURVEY TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND.

7. EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

PURPOSE: DRAINFIELD, SEPTIC TANK AND EFFLUENT TRANSPORT LINE
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDING NO. 201802160602

8. MATTERS SET FORTH BY SURVEY:

RECORDED: SEPTEMBER 29, 1994
RECORDING NO.: 9409295003

9. MATTERS SET FORTH BY SURVEY:

RECORDED: FEBRUARY 9, 2018
RECORDING NO.: 201802095004

EXHIBIT 6 Page 5



202012040907

DEEDS (EXCEPT QCDS)

Rec: \$105.50

12/4/2020 3:53 PM 1 of 3

SNOHOMISH COUNTY, WA

Electronically Recorded

After recording return to:

**Brian Nichols
Jayne Miller
27714 152nd St SE
Monroe, WA 98272**

Thank you for your payment.
E152690 \$2,805.00
BRUCE E. 12/04/2020

**CW Title
CK 40269417**

Reference: 40269417-810-CJ4

STATUTORY WARRANTY DEED

THE GRANTOR(S) Old Owen Road LLC, a Washington limited liability company,

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

in hand paid, conveys and warrants to Brian Nichols and Jayne Miller, a married couple

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

**THE SOUTH 734.34 FEET OF THE EAST HALF OF GOVERNMENT LOT 4 IN SECTION 1,
TOWNSHIP 27 NORTH, RANGE 7 EAST, W.M., EXCEPT THAT PORTION LYING EAST OF THE
WEST LINE OF THE EAST 10 ACRES OF SAID EAST HALF OF GOVERNMENT LOT 4;**

**(ALSO KNOWN AS PARCEL C OF SURVEY RECORDED UNDER RECORDING NO.
201802095004).**

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

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

Abbreviated Legal: (Required if full legal not inserted above.) **PARCEL C OF SUR
RECORDED UNDER RECORDING NO. 201802095004; BEING PTN GOV LOT 4, SEC 1,
TWN 27 N, RNG 7 EAST, SNOHOMISH COUNTY, WA**

Tax Parcel Number(s): **27070100200800**

202012040907 Document:DEED Rec: \$105.50 Page-2 of 3
Record Date:12/4/2020 3:53 PM Snohomish County, WA

Reference: Statutory Warranty Deed 40269417-810-CJ4

Dated: November 25, 2020

SELLER:

Old Owen Road LLC

→ [Signature]
By Robert Schwindt, Manager

State of ~~Washington~~ Hawaii

County of Maui SS:

I certify that I know or have satisfactory evidence that Robert Schwindt 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 Manager of Old Owen Road LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/25/2020

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

→ [Signature]

Notary Public in and for the State of Hawaii
Residing at Wailuku
My Appointment expires: _____

Kimberly Uradomo
Commission exp: 07/02/2022



Doc. Date: 11/25/2020 # Pages: 3
Name: Kimberly Uradomo 2nd Circuit
Doc. Description: Statutory Warranty
[Signature] Date: 12/02/2020
Signature NOTARY CERTIFICATION



**202012040907 Document:DEED Rec: \$105.50 Page-3 of 3
Record Date:12/4/2020 3:53 PM Snohomish County, WA**

Reference: Statutory Warranty Deed 40269417-810-CJ4

EXHIBIT A

1. LIABILITY, IF ANY, FOR PERSONAL PROPERTY TAXES PURSUANT TO R.C.W. 84.56.070 WHEREIN NO CONVEYANCE CAN BE MADE WITHOUT PREPAYMENT OF SAID TAX, INCLUDING ADVANCE TAX. ALL QUESTIONS SHOULD BE DIRECTED TO THE SNOHOMISH COUNTY PERSONAL PROPERTY TAX DEPARTMENT AT (425) 388-3350, (425) 388-3307 OR (425) 388-3301.
2. AFFIDAVIT (SHORT SUBDIVISION EXEMPTION) AND THE TERMS AND CONDITIONS THEREOF:
RECORDED: JUNE 24, 1988
RECORDING NO.: 8806240325
3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: DRAINFIELD FOR SEPTIC TANK AND SEWER
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED: DECEMBER 20, 1988
RECORDING NO.: 8812200277
4. SNOHOMISH COUNTY "RIGHT TO FARM" AND THE TERMS AND CONDITIONS THEREOF:
RECORDED: JANUARY 8, 2008
RECORDING NO.: 200801080582
5. MATTERS SET FORTH BY SURVEY:
RECORDED: AUGUST 1, 1988
RECORDING NO.: 8808015004
6. MATTERS SET FORTH BY SURVEY:
RECORDED: SEPTEMBER 29, 1994
RECORDING NO.: 9409295003
7. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE SURVEY RECORDED UNDER RECORDING NO. 201802095004.

THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SHOWN ON THE PLAT OR SURVEY TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND.

Petition for Vacation of a County Road

IN THE MATTER OF THE PETITION OF)

Brian Nichols & Jayne Miller)

and others for the Vacation of)

PETITION)

152nd St NE)

(Road Name or Number))

TO THE SNOHOMISH COUNTY COUNCIL OF SNOHOMISH COUNTY, WASHINGTON

We, the undersigned freeholders of Snohomish County, State of Washington do petition that the following described County Road be vacated:

(FILL IN EXACT LEGAL DESCRIPTION OF PORTION OF ROAD TO BE VACATED)
PREPARED BY A PROFESSIONAL LAND SURVEYOR OR PROFESSIONAL ENGINEER

See attached Exhibits

EXHIBIT 8 Page 1

PREPARER'S STAMP & SIGNATURE

the whole distance being about _____ miles and _____ total square footage.

Your petitioners respectfully represent and allege that the road is useless as a part of the general road system and the public will be benefited by its vacation, and that all of your petitioners are freeholders residing in the County in the vicinity of the road; and therefore the petitioners request the vacation of the road, as provided by law.

RECORD OF SURVEY

A PORTION OF THE NW 1/4, SW 1/4 & SE 1/4, OF THE NW 1/4 OF SEC 01, TWP. 27N, RGE. 7E, W.M.

- LEGEND**
- ✦ MEASURED SECTION CORNER
 - ✦ CALCULATED SECTION CORNER
 - CALCULATED SECTION QUARTER
 - MEASURED SECTION QUARTER CORNER
 - FOUND CONCRETE MONUMENT AS NOTED
 - FOUND 1/2" REBAR/CAP AS NOTED
 - SET LINE STAKE
 - DIMENSION PER REFERENCE
 - (C) CALCULATED DIMENSION
 - (R1)(R2)(BLA) BARB WIRE FENCE
 - (C) ADJOINER BOUNDARY LINE
 - SECTION LINE
 - RIGHT OF WAY LINE
 - PETTIONER'S BOUNDARY LINE
 - T.P.O.B. TRUE POINT OF BEGINNING
 - OWNERSHIP TIE

BASIS OF BEARINGS

HELD A BEARING OF NORTH 89°32'20" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 7 EAST, W.M., PER RECORD OF SURVEY RECORDED UNDER SNOHOMISH COUNTY AUDITOR FILE NO. 201802095004.

REFERENCES

- (R1) SURVEY BY FORD LAND SURVEYING, AFN. 201802095004
- (R2) RECORD OF SURVEY, AFN. 8409295003
- (BLA) SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. 15-107718, AFN. 201702160506
- (QCCD) QUILTCAM DEED RECORDED IN VOLUME 257, PAGE 298 OF DEEDS.

NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A SOKKIA SX ROBOTIC TOTAL STATION & PPRCTRA PRECISION SP-60 GPS.
2. PROCEDURES USED WERE FIELD TRAVERSE & REALTIME-KINEMATIC GPS SOLUTIONS, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
4. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED BY THIS DRAWING. THIS DRAWING PORTRAYS DEEDED LOCATION OF THE PROPERTY LINES, AS CALCULATED BY RECORD OF SURVEY, RECORDED UNDER SNOHOMISH COUNTY AUDITOR FILE NO. 201802095004.
5. THIS RIGHT OF WAY VACATION SURVEY WAS PERFORMED BY ME OR MY CONSTITUENTS DURING JULY, 2021 AS SHOWN HEREON AND IS ONLY REPRESENTATIVE OF OUR FINDINGS DURING THAT TIME FRAME. IT IS EXPRESSLY FOR THE USE OF 2 OUR CLIENT, JAYNE MILLER.

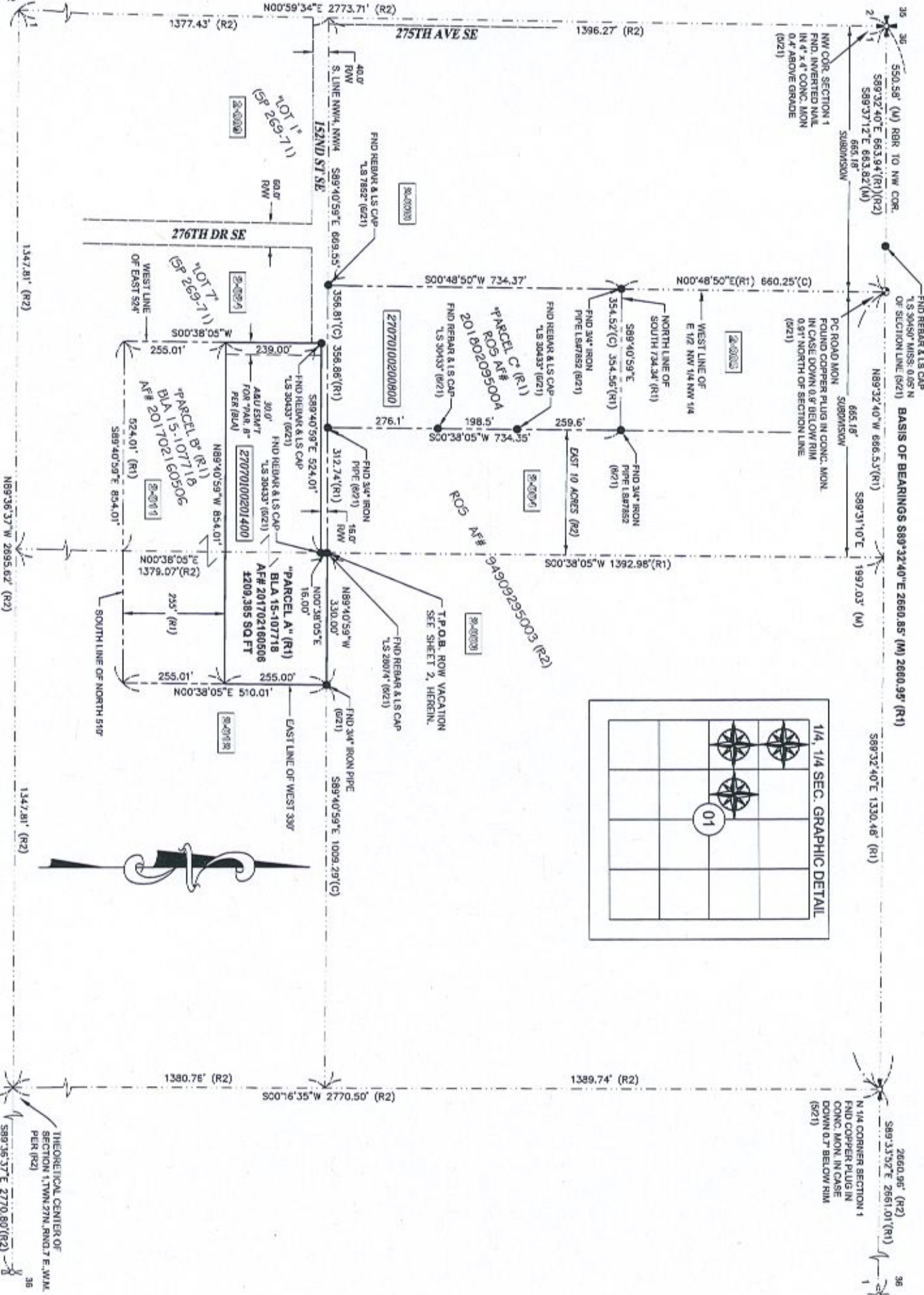


EXHIBIT 8 Page 3

SURVEYOR'S CERTIFICATE

THIS MAP REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JAYNE MILLER IN MARCH, 2023.

Certificate No. 50711
 JOE W. WILLIS, JR.



RECORD OF SURVEY
 (RIGHT OF WAY VACATION)

FOR
JAYNE MILLER

27714 152ND ST SE
 MONROE, WA 98272

ALL Land Surveying, LLC.

Professional Land Surveyors
 1901 Vernon Rd Unit C 1 PO Box 440
 Lake Stevens, WA 98258

Phone (360) 568-4031 Email: info@allandsurveying.com

DWN. BY: KAW
 DATE: 4-14-2023
 JOB NO. 21070

AUDITORS CERTIFICATE:

AUDITOR'S FILE NO. _____
 FILED FOR RECORD THIS _____ DAY OF _____
 AT _____, WA IN BOOK _____ OF SURVEYS AT PAGE _____
 AT THE REQUEST OF JOE W. WILLIS, JR.

COUNTY AUDITOR _____
 DEPUTY AUDITOR _____
 SCALE: 1"=200'
 SHEET 1 OF 2

RECORD OF SURVEY

A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SEC 01, TWP. 27N, RGE. 7E, W.M.

- LEGEND**
- MEASURED SECTION CORNER
 - CALCULATED SECTION CORNER
 - CALCULATED SECTION QUARTER
 - MEASURED SECTION QUARTER CORNER
 - FOUND CONCRETE MONUMENT AS NOTED
 - FOUND 1/2" REBAR/CAP AS NOTED
 - SET LINE STAKE
 - DIMENSION PER REFERENCE
 - CALCULATED DIMENSION
 - BARB WIRE FENCE
 - ADJOINER BOUNDARY LINE
 - RIGHT OF WAY LINE
 - SECTION LINE
 - PETITIONER'S BOUNDARY LINE
 - RIGHT OF WAY VACATION AREA
 - T.P.O.B. TRUE POINT OF BEGINNING
 - OWNERSHIP THE
 - BUILDING LINE
 - GRAVEL

LEGAL DESCRIPTION - PETITIONER
(TPN. 27070100201400)

THE NORTH 510.00 FEET OF THE EAST 524.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 7 EAST, W.M., EXCEPT THE NORTH 16.00 FEET THEREOF; ALSO EXCEPT THE SOUTH 255.00 FEET THEREOF;

TOGETHER WITH THE NORTH 510.00 FEET OF THE WEST 330.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 7 EAST, W.M., EXCEPT THE SOUTH 255.00 FEET THEREOF;

ALSO KNOWN AS PARCEL A OF BOUNDARY LINE ADJUSTMENT NO. 15-107718 RECORDED ON FEBRUARY 16, 2017 AS RECORDING NUMBER 201702160508, IN THE OFFICIAL RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

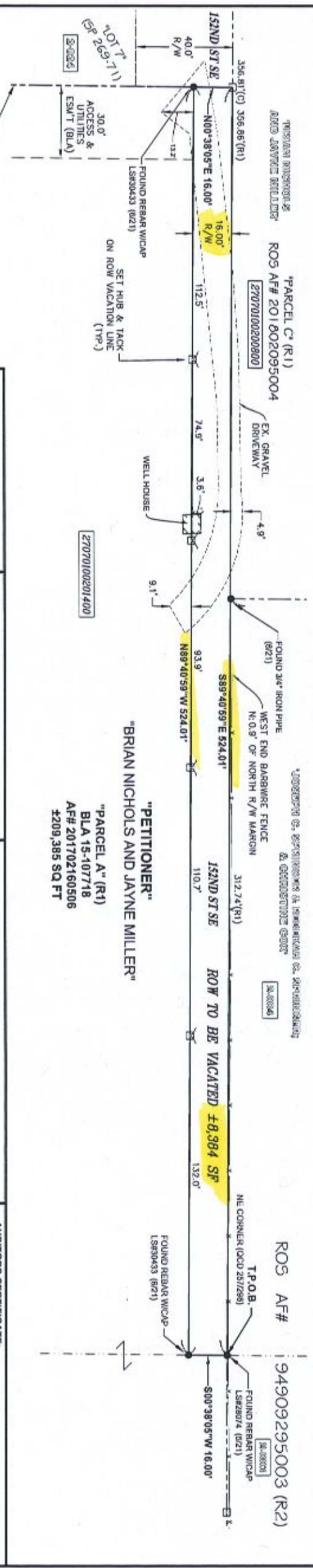
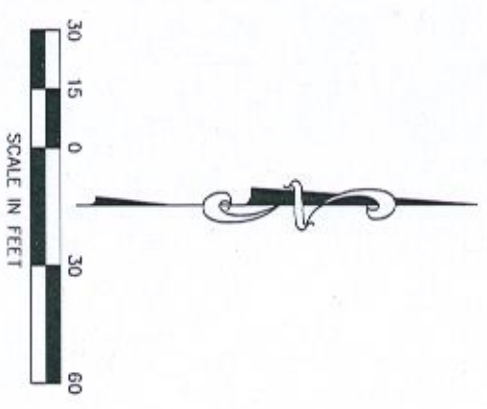
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON, (PER DEED OF TRUST, AUDITOR FILE NO. 202006170582)

LEGAL DESCRIPTION - ROW VACATION AREA

ALL THAT PORTION OF THE NE 1/4, OF THE SW 1/4, OF THE NW 1/4, OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 7 EAST, W.M., BEING THE EASTERLY 524.01 FEET OF QUITCLAIM DEED, RECORDED IN BOOK 257, PAGE 298 OF DEEDS, RECORDS OF SNOHOMISH COUNTY AUDITOR; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 7 EAST, W.M.; THENCE NORTH 89°32'40" WEST, FOR A DISTANCE OF 1330.48 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 7 EAST, W.M. THENCE SOUTH 00°38'05" WEST, FOR A DISTANCE OF 1392.98 FEET TO THE NORTHEAST CORNER SAID QUITCLAIM DEED & THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°38'05" WEST ALONG THE EAST LINE OF SAID DEED, FOR A DISTANCE OF 16.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°40'59" WEST ALONG THE SOUTH LINE OF SAID DEED, FOR A DISTANCE OF 524.01 FEET; THENCE NORTH 00°38'05" EAST PARALLEL WITH THE EAST LINE OF SAID DEED, FOR A DISTANCE OF 16.00 FEET TO THE NORTH LINE OF SAID DEED; THENCE SOUTH 89°40'59" EAST ALONG THE NORTH LINE OF SAID DEED, FOR A DISTANCE OF 524.01 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING AN APPROXIMATE AREA OF 48,384 SQUARE FEET. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON



"PETITIONER"
"BRIAN NICHOLS AND JAYNE MILLER"

"PARCEL A" (R1)
BLA 15-107718
AF# 201702160506
#209,385 SQ. FT.

RO5 AF# 94909295003 (R2)

T.P.O.B. (S-188201)

FOUND REBAR W/ICAP (LSR28974 (0221))

FOUND REBAR W/ICAP (LSR28974 (0221))

FOUND REBAR W/ICAP (LSR28974 (0221))

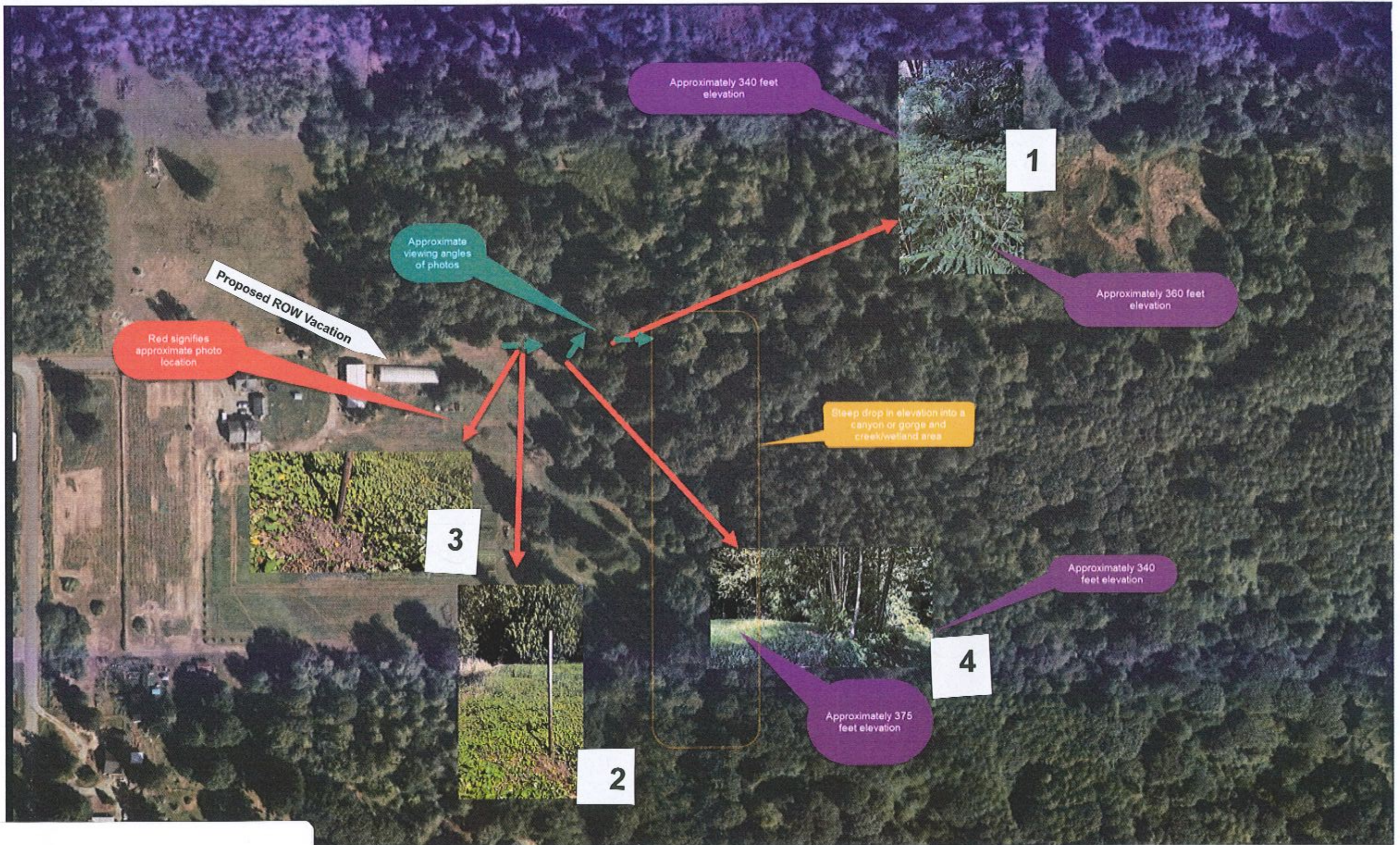


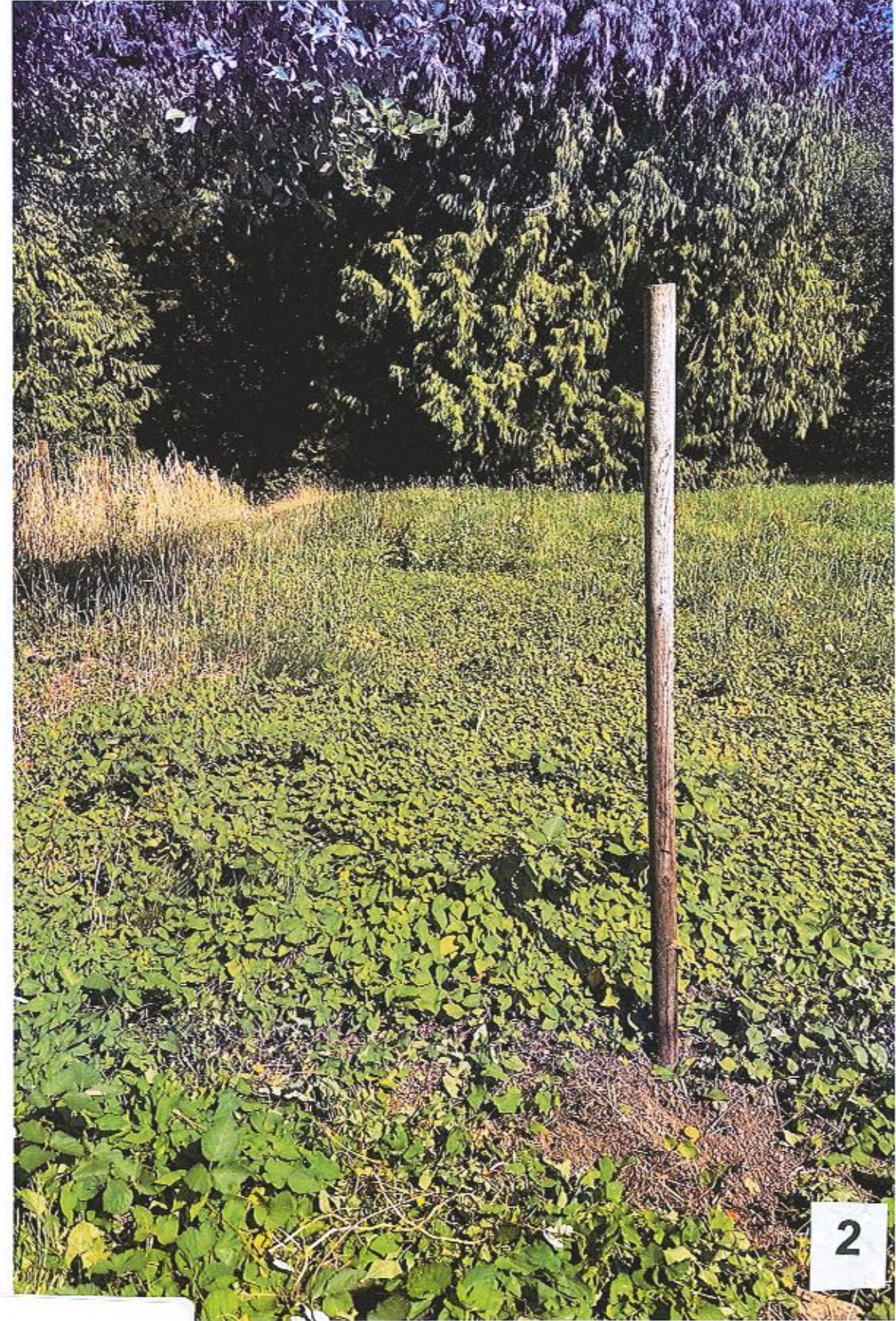
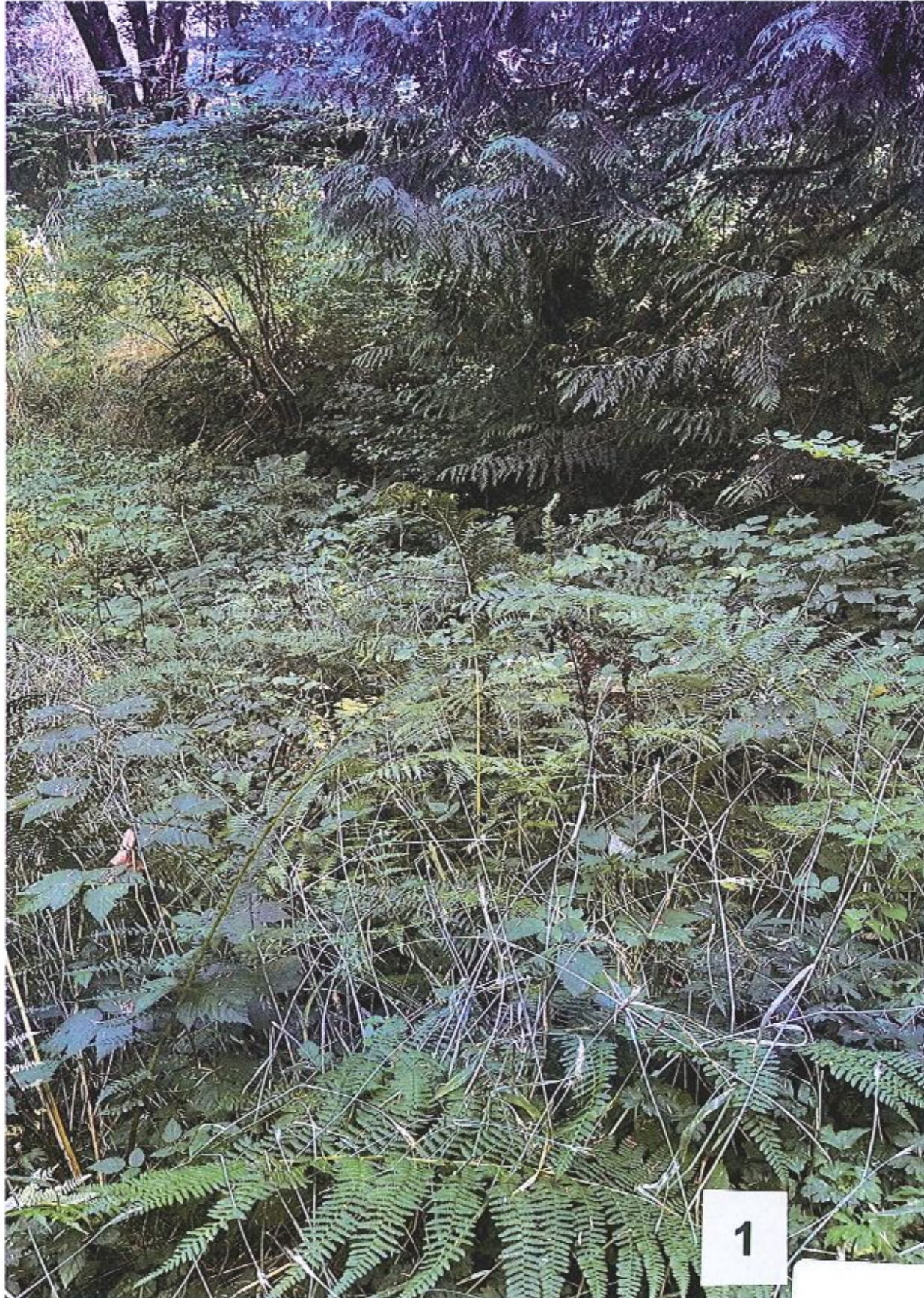
RECORD OF SURVEY
(RIGHT OF WAY VACATION)
FOR
JAYNE MILLER
27714 152ND ST SE
MONROE, WA 98272

ALL Land Surveying
Professional Land Surveyors
1901 Vernon Rd Unit C I PO Box 440
Lake Stevens, WA 98258
Phone (360) 588-4031 Email: info@alllandsurveying.com

DWN. BY: KAW
DATE: 4-14-2023
JOB NO. 21070

AUDITORS CERTIFICATE:
AUDITORS FILE NO. _____
FILED FOR RECORD THIS _____ DAY OF _____, 202____
AT _____ M. IN BOOK _____ OF SURVEYS AT PAGE _____
AT THE REQUEST OF JOE W. WILLIS, JR.
COUNTY AUDITOR _____ DEPUTY AUDITOR _____
CHK. BY: JMW SCALE: 1" = 30' SHEET 2 OF 2











13.100.085 Appraised value.

(1) The appraised value of the county's interest in the county road and/or right-of-way subject to the vacation request will be calculated by determining the sum of the assessed land value of each petitioner's parcel based on the records of the county assessor, then dividing that sum by the total square footage of each parcel, and multiplying the resulting value by the total square footage of the portion of the county road and/or right-of-way adjacent to each parcel that is subject to the road and/or right-of-way vacation request.

(2) If a petitioner disagrees with the appraised value determined pursuant to subsection (1) of this section, a petitioner may obtain and submit to the engineer an independent appraisal of the county road and/or right-of-way subject to the vacation request. The independent appraisal shall be conducted by an appraiser appearing on the current Washington State Department of Transportation approved appraiser list and have experience in road and/or right-of-way vacations. The costs of obtaining the independent appraisal shall be the sole financial responsibility of the petitioner. The engineer may, but is under no obligation to, modify the appraised value determined under subsection (1) of this section based on the independent appraisal. The costs associated with the engineer's review of the independent appraisal shall be considered a cost and expense incurred in the determination of appraised value under SCC [13.100.020\(4\)](#) and included in the permit fee under SCC [13.110.010\(2\)\(c\)](#).

(Added by Ord. [13-051](#), July 31, 2013, Eff date Aug. 12, 2013).

Property Owner: Brian Nichols and Jayne Miller

Tax Parcel #	27070100201400
2023 Assessed Market Land Value	\$ 443,700.00
Size (gross)acreage	4.81
Size (gross)SF	209,523.60
2023 MLV(SF)	\$ 2.12
Area to be vacated	8,384.00
Total	\$ 17,754.47
50% of Total	\$ 8,877.24

Property Account Summary

8/25/2023

Parcel Number	27070100201400	Property Address	27714 152ND ST SE , MONROE, WA 98272-9522
---------------	----------------	------------------	---

General Information

Property Description	Section 01 Township 27 Range 07 Quarter NW N 510FT OF E 524FT OF E1/2 SW 1/4 NW 1/4 EXC N 16FT THOF & EXC S 255 FT THOF TGW N 510FT OF W 330FT OF SE1/4 NW1/4 EXC S 255FT THOF AKA PAR A PER SNO COPFN 15-107718-BLA REC UND AFN 201702160506
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	03368

Property Characteristics

Use Code	111 Single Family Residence - Detached
Unit of Measure	Acre(s)
Size (gross)	4.81

Parties

Role	Percent	Name	Address
Taxpayer	100	NICHOLS BRIAN & MILLER JAYNE	27714 152ND ST SE, MONROE, WA 98272-9522 United States
Owner	100	NICHOLS BRIAN & MILLER JAYNE	27714 152ND ST SE, MONROE, WA 98272-9522 United States

Related Properties

No Related Properties Found

Property Values

Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
Taxable Value Regular	\$619,300	\$479,200	\$410,100	\$424,100	\$329,100
Exemption Amount Regular					
Market Total	\$619,300	\$479,200	\$410,100	\$424,100	\$329,100
Assessed Value	\$619,300	\$479,200	\$410,100	\$424,100	\$329,100
Market Land	\$443,700	\$331,400	\$281,400	\$251,400	\$163,600
Market Improvement	\$175,600	\$147,800	\$128,700	\$172,700	\$165,500
Personal Property					

Active Exemptions

No Exemptions Found

Events

Effective Date	Entry Date-Time	Type	Remarks
10/10/2019	10/10/2019 07:57:00	The situs address has changed	by sasjra
09/10/2019	09/10/2019 10:00:00	Tax Code Area Change	Property Maintenance changed TCA from 05519 to 03368 in 2020. by SAS CJH
06/12/2019	06/12/2019 15:49:00	Tax Bill Recalculation	Seg/Merge for 2018 performed by stratr
06/12/2019	06/12/2019 15:49:00	Tax Bill Recalculation	Seg/Merge for 2019 performed by stratr
04/29/2019	04/29/2019 15:13:00	Property Characteristic Changed	2018 State Forest Fire Units changed from 3.87 to 0.01 by SASKRG
04/29/2019	04/29/2019 15:12:00	Property Characteristic Changed	2019 State Forest Fire Units changed from 3.87 to 0.01 by SASKRG
04/29/2019	04/29/2019 15:11:00	Property Characteristic Changed	2018 Surface Water Units changed from 3.71 to 4.81 by SASKRG
04/29/2019	04/29/2019 15:10:00	Property Characteristic Changed	2018 Use Code changed from 910 Undeveloped (Vacant) Land to 111 Single Family Residence - Detached by SASKRG
04/29/2019	04/29/2019 15:10:00	Property Characteristic Changed	2019 Size (gross) changed from 3.87 to 4.81 by SASKRG



Snohomish County

Public Works

Transportation and Environmental Services

3000 Rockefeller Ave., M/S 607
Everett, WA 98201-4046
(425) 388-3488
www.snoco.org

Dave Somers
County Executive

**STIPULATION TO VALUE DETERMINED BY THE
DEPARTMENT OF PUBLIC WORKS
AND AGREEMENT TO WAIVE CONSULTANT APPRAISAL**

Project Name: Ptn of 152nd St SE

Project No: RR 6354

I/We, Brian Nichols and Jayne Miller, owner(s) of tax parcel(s) 27070100201400 have petitioned Snohomish County (Department of Public Works) to vacate a portion of 152nd St SE right-of-way. We understand that the Department of Public Works has determined that the subject-right-of way is suitable to vacate and has prepared an appraisal for the right of way for \$ 8,887.24

We also understand that the standard vacation process requires a consultant appraisal and appraisal review to determine the value, and that we are entitled to the full appraisal process should we choose, and that the cost of the appraisal and review will be our obligation per RCW 36.87.120 and SCC 13.100.070.

We hereby waive our right to a consultant appraisal and appraisal review and stipulate to the value of the right-of-way as determined by the Department of Public Works. We agree that the Determined Value is an accurate and competent estimate of the Fair Market Value and will not challenge the estimate in the vacation process.

We request that the Department of Public Works proceed with the petition to vacate at this time with the Determined Value of \$ 8,887.24

We certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Signed this 17 day of August, 2023 at Monroe, WA
(City) (State)

Petitioner

Petitioner

EXHIBIT 11