

200709110296 4 PGS  
09/11/2007 10:24am \$83.00  
PIERCE COUNTY, WASHINGTON

Pierce County Public Works and Utilities  
Transportation Services  
2702 South 42nd Street, Suite 201  
Tacoma, WA 98409-7322  
Attention: Mike Bulzomi, Right-of-Way Agent

**STATUTORY WARRANTY DEED  
AND SLOPE EASEMENT**

Grantor: Tustin Ranch Homeowner's Association  
Grantee: Pierce County  
Abbreviated Legal: Tracts A-G, inclusive, Tustin Ranch, a P.D.D.  
Tax Parcel No.: 6023541460  
CRP 5472, Project Parcels 6754A and 6754B

THE GRANTOR, Tustin Ranch Homeowner's Association, a Washington Corporation, for and in consideration of mutual benefits and in further consideration of the general public welfare and of the peculiar and special benefits to accrue to us therefrom, does by these presents warrant, grant, and convey to Pierce County, a Municipal Corporation and a Political Subdivision of the State of Washington, for the use of the public, the following described real estate situated in Pierce County, Washington, to the same extent and purposes as if the rights granted had been acquired under the Eminent Domain Statute of the State of Washington, together with any after-acquired title therein, to wit:

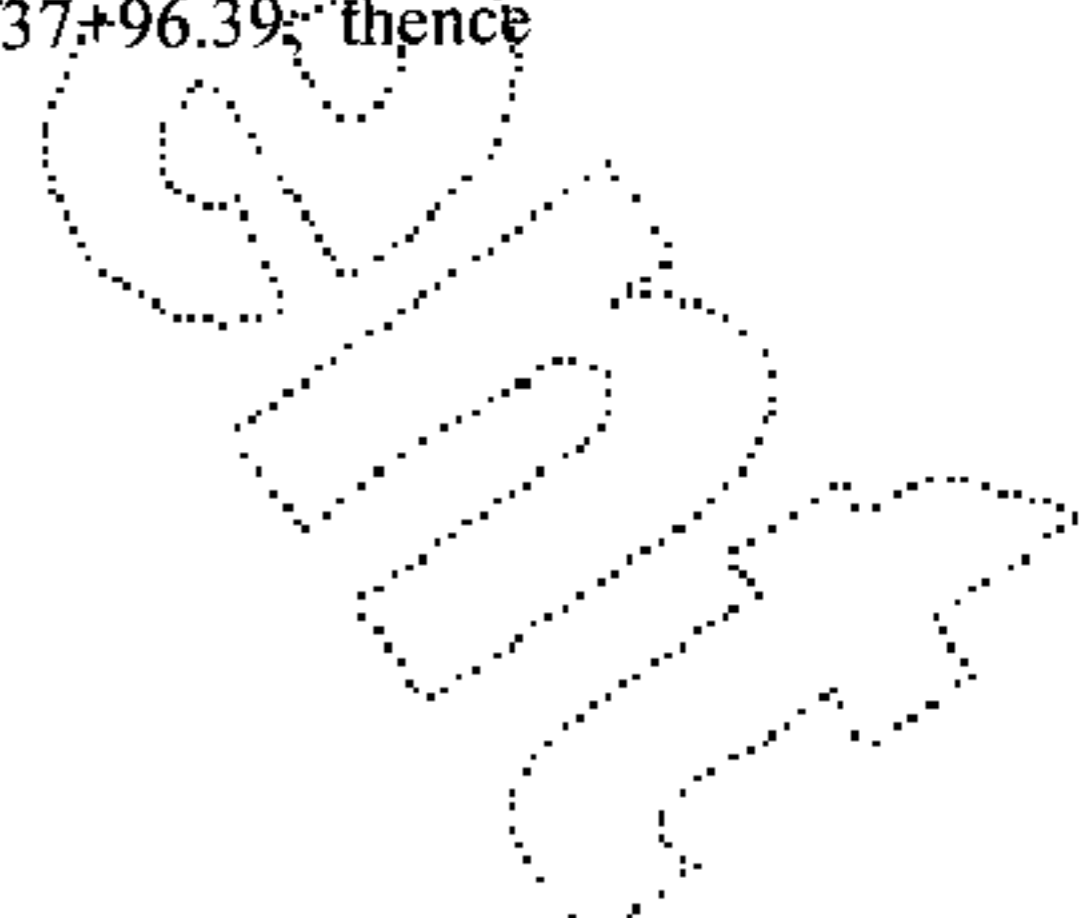
Commencing at the South one quarter corner of Section 30, Township 19 North, Range 4 East, W.M. said point also known as Engineers Station (hereinafter referred to as ES) "R/Wb" 215+08.75 ; thence South 89°03'00" East along said centerline and the South line of said Section 30 a distance of 1678.35 feet to "ES R/Wb" 231+87.11; thence southerly to a point lying 40.00 feet perpendicular to ES "R/Wb" 231+87.11 and the true point of beginning; thence southerly to a point 43.00 feet perpendicular to ES "R/Wb" 231+87.11; thence easterly parallel to said centerline to a point lying 43.00 feet perpendicular to ES R/Wb 232+62.11; thence southerly to a point lying 45.00 feet perpendicular to "ES R/Wb" 232+62.11; thence easterly parallel with said centerline to a point lying 45.00 feet perpendicular to "ES R/Wb" 233+07.11; thence northerly to a point lying 40.00 feet perpendicular to "ES R/Wb" 233+07.11; thence westerly parallel with said centerline to the true point of beginning.

Commencing at the south one quarter corner of Section 30, Township 19 North, Range 4 East, WM, said point also known as Engineers Station (hereinafter referred to as ES) "R/Wb" 215+08.76 ; thence South 89°03'00" East along the centerline of 176<sup>th</sup> Street East and the South line of said Section 30 a distance of 2034.36 feet to ES "R/Wb" 235+43.12; thence Southerly to a point lying 40.00 feet perpendicular to ES "R/Wb" 235+43.12 and the True Point of Beginning; thence Southerly to a point 45.00 feet perpendicular to ES "R/Wb" 235+43.11; thence Easterly parallel with said centerline to a point lying 45.00 feet perpendicular to ES "R/Wb" 237+96.40; thence Northerly to a point lying 40.00 feet perpendicular to ES "R/Wb" 237+96.39; thence Westerly to the point of beginning.

For reference only, not for re-sale.

09/11/2007 10:21am RCAROVA  
EXCISE COLLECTED: \$0.00  
PAT MCCARTHY, AUDITOR  
PIERCE COUNTY, WA

4172891 1 PG  
PRO.FEE: \$5.00  
STATE FEE: \$5.00



Together with a perpetual easement and privilege to construct and maintain cuts and/or fills for slopes occasioned by the original grading and reestablishments of grades for street purposes along, across, and upon the following described real property situated in Pierce County, together with the right to enter upon said premises at anytime with all necessary men, material, and equipment for the purposes of constructing, inspecting, repairing, and maintaining the same, to wit:

Commencing at the south one quarter corner of Section 30, Township 19 North, Range 4 East, WM, said point also known as Engineers Station (hereinafter referred to as ES) "R/Wb" 215+08.76 ; thence South 89°03'00" East along the centerline of 176<sup>th</sup> Street East and the South line of said Section 30 a distance of 2091.24 feet to ES "R/Wb" 236+00.00; thence Southerly to a point lying 45.00 feet perpendicular to ES "R/Wb" 236+00.00 and the True Point of Beginning; thence Southeasterly to a point lying 60.00 feet perpendicular to ES "R/Wb" 237+00.00; thence Easterly to a point lying 60.00 feet perpendicular to ES "R/Wb" 237+50.00; thence Northeasterly to a point lying 55.00 feet perpendicular to ES "R/Wb" 237+83.96; thence Northeasterly to a point lying 50.00 feet perpendicular to ES "R/Wb" 237+96.41; thence Northerly to a point lying 45.00 feet perpendicular to ES "R/Wb" 237+96.40; thence Westerly to the point of beginning.

Commencing at the south one quarter corner of Section 30, Township 9 North, Range 4 East, WM, said point also known as Engineers Station (hereinafter referred to as ES) "R/Wb" 215.086 ; thence South 89°03'00" East along the centerline of 176<sup>th</sup> Street East of said Section 30 a distance of 2034.35 feet to ES "R/Wb" 235+43.11; thence Southerly to a point lying 45.00 feet perpendicular to ES "R/Wb" 235+43.11 and the True Point of Beginning; thence Southerly to a point lying 50.00 feet perpendicular to ES "R/Wb" 235+43.09; thence Easterly to a point lying 50.00 feet perpendicular to ES "R/Wb" 235+85.35; thence Northerly to a point lying 45.00 feet perpendicular to ES "R/Wb" 235.35; thence Westerly to the point of beginning.

It is understood and agreed that, in the event the grantor, or its assigns, shall excavate and/or place an embankment upon the area covered by this slope easement to the level of the grade abutting thereon, all rights of the grantee herein shall cease and terminate.

The lands herein described contain an area of 1,716 square feet plus 2,229 square feet for slope easement, more or less, the specific details concerning all of which are to be found in that certain map of definite location now of record and on file in the Office of the County Engineer in Tacoma, Washington, and bearing a date of approval of March 21, 2006 and bearing County Road Project (CRP) 5472, entitled 176<sup>th</sup> Street East; 1000' E. of Canyon Rd. E. to 78<sup>th</sup> Ave. E.

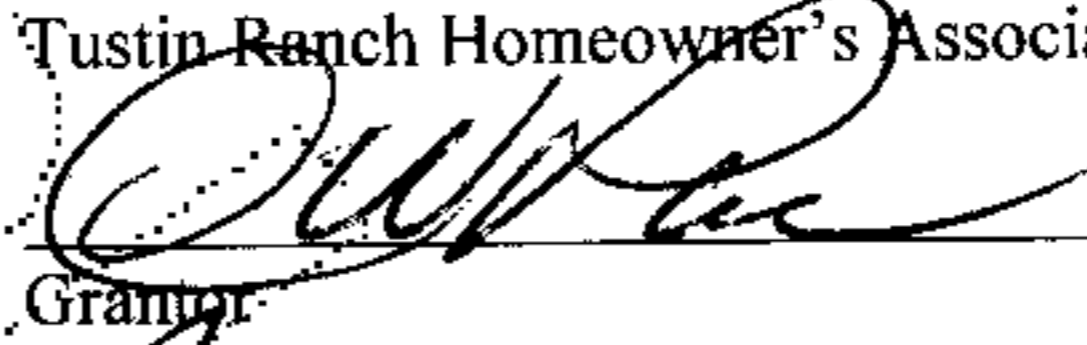
For reference only, not for re-sale.

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

DATED this 22<sup>nd</sup> day of August, 2007.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers this 22<sup>nd</sup> day of August, 2007.

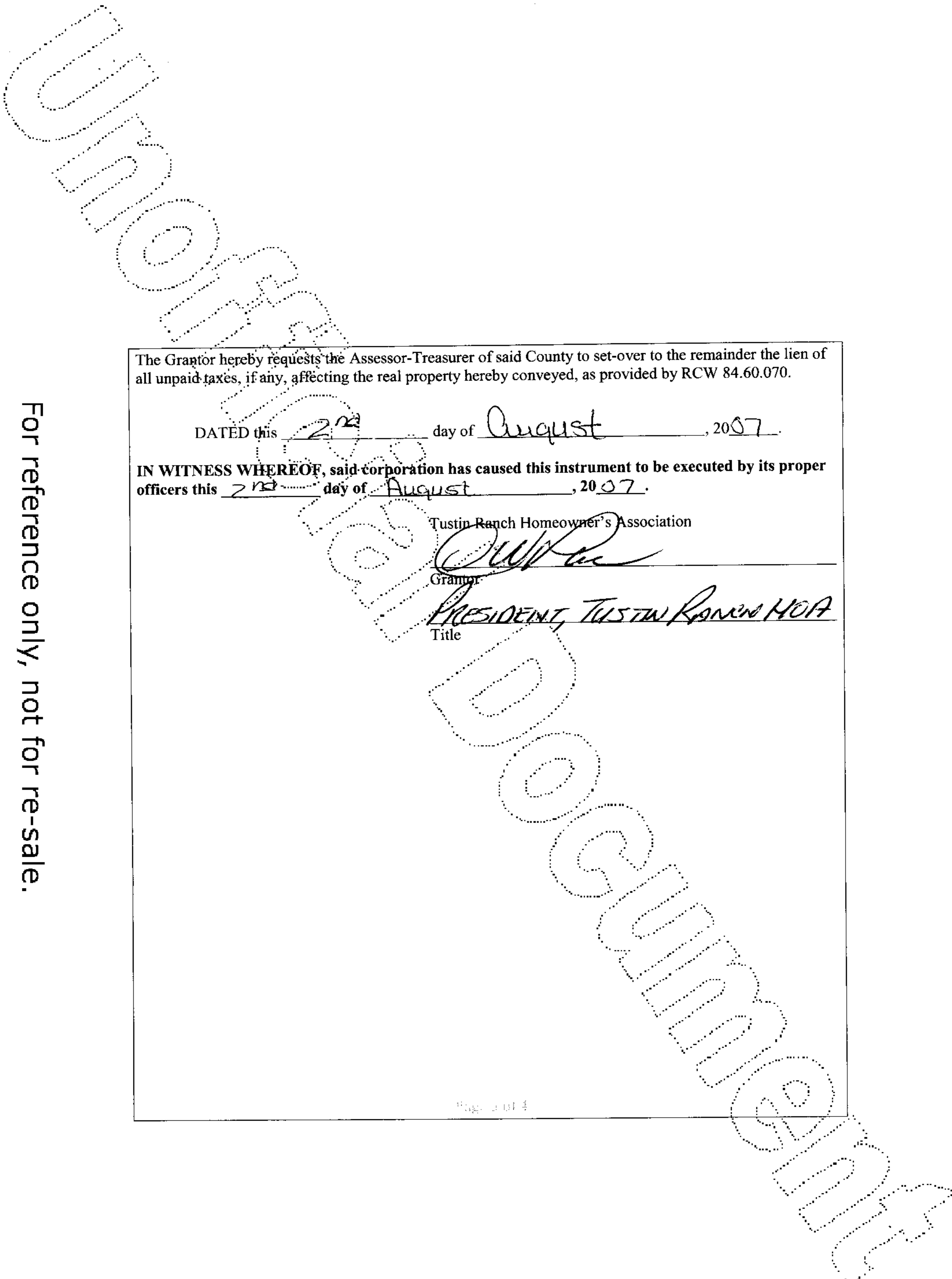
Tustin Ranch Homeowner's Association



Grantor

PRESIDENT, TUSTIN RANCH HOA  
Title

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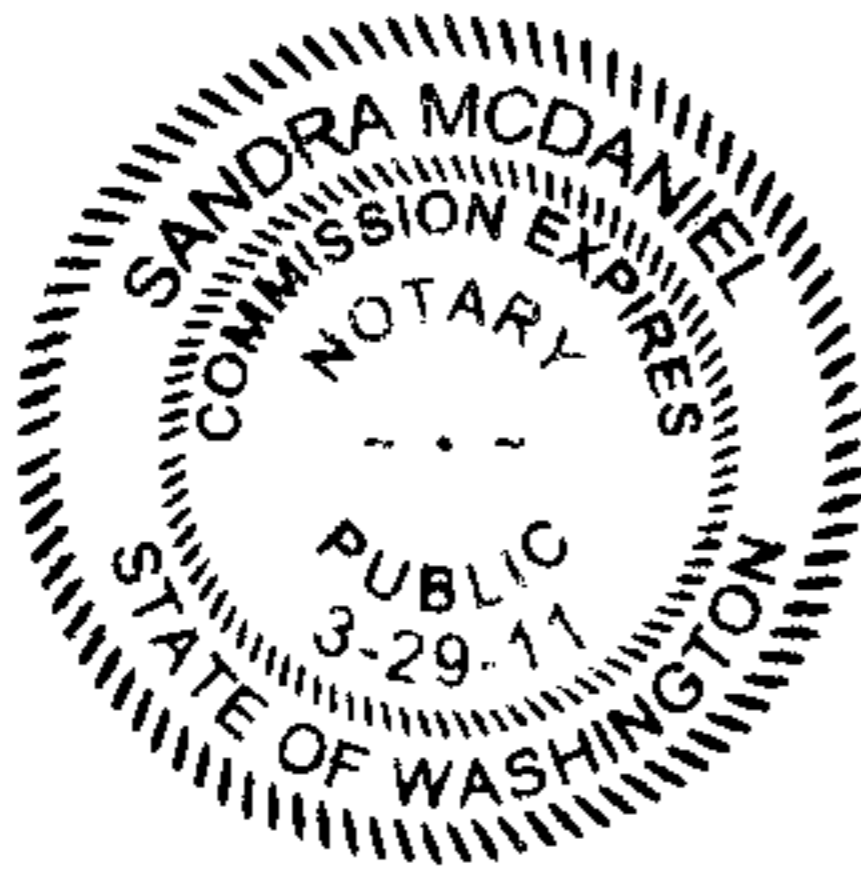
DRAFT

**ACKNOWLEDGMENT  
(Corporate)**

STATE OF WASHINGTON  
COUNTY OF PIERCE

I certify that I know or have satisfactory evidence that Donald Pac  
is the person who appeared before me; and said person acknowledged he signed this instrument, on oath  
stated that he was authorized to execute the instrument and acknowledged it as the Grantor  
of Tustin Ranch HOA, a corporation, to be the free and voluntary act of such  
party for the uses and purposes mentioned in the instrument.

DATED this 2nd day of August, 2007.



Sandra McDaniel  
(Print Name)

Sandra McDaniel  
Notary Public in and for the State of Washington  
Residing at: 17510 Meridian Puyallup, WA

My Appointment Expires:  
March 29, 2011

APPROVED as to form only:

[Signature]  
Pierce County Deputy Prosecuting Attorney

ACCEPTED by:  
[Signature] 8/16/07  
Pierce County Executive Date  
**Chief of Staff**

For reference only, not for re-sale.

DRAFT