

When Recorded Return To:

City of Tacoma
Public Works Department
Real Estate Services
747 Market Street, Room 737
Tacoma WA 98402-3701

Document Title: DEED
Grantor: CITY OF TACOMA
Grantee: SPOTTED COW COFFEE COMPANY, LLC.
Legal Description: Portion of Lots 1 thru 3, Block 8345, Indian Addition to the City of Tacoma, within the Northwest Quarter of the Southeast Quarter of Section 10, Township 20 North, Range 03 East, W. M.
Additional Legal Description: SEE PAGE 4, Exhibit A, FOR FULL LEGAL DESCRIPTION
Assessor's Tax Parcel Number: 471501-472-1

QUIT CLAIM DEED NO. 7315

The **CITY OF TACOMA** ("Grantor"), a municipal corporation operating under the laws of the State of Washington as a first class city, conveys and quit claims to **Spotted Cow Coffee Company, LLC, a Washington State limited liability company**, ("Grantee"), all of its rights, title, and interest in that certain real property, appurtenances and improvements thereon, situate in the City of Tacoma, County of Pierce, State of Washington, for the consideration of **One Hundred Forty-Eight Thousand Dollars and 00/100 (\$148,000.00)**, and mutual offsetting benefits, subject to reservations contained herein and legally described in Exhibit "A", attached hereto and by this reference incorporated herein.

Condition of Property: The real property is conveyed AS IS, WHERE IS, WITH ALL FAULTS, without representations or warranties of any kind, and Grantee hereby releases Grantor from any and all liability that might otherwise arise from this conveyance.

Dated this _____ day of _____, 20_____.

CITY OF TACOMA

ATTEST:

Marilyn Strickland, Mayor

Doris Sorum, City Clerk

STATE OF WASHINGTON)
) ss
COUNTY OF PIERCE)

On this _____ day of _____, 20_____, before me personally appeared **MARILYN STRICKLAND**, to me known to be the **MAYOR** of the municipal corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that seal affixed is the corporate seal of said corporation.

Notary Public in and for the
State of Washington
My Commission Expires _____

T.C. Broadnax, City Manager

Kurtis D. Kingsolver, P.E.
Public Works Director

Andrew Cherullo
Finance Director

Risk Manager

Approved as to Form:

Deputy City Attorney

Legal Description Approved:

Leonard J. Webster, P.L.S.
Chief Surveyor

Exhibit "A"

Legal Description

All that certain portion of Lots 1, 2 and 3, Block 8345, The Indian Addition to the City of Tacoma, according to the Plat thereof recorded in Volume 7 of Plats, Page 30, records of Pierce County, Washington.

EXCEPTING therefrom the Westerly 18 feet thereof for Portland Avenue right of way.

Grantor herein reserves an easement for electrical facilities over, under, along and across the Westerly 10 feet, after taking above exception, of the above described tract of land.

Grantor herein reserves an easement for electrical facilities over, under, along and across the Northerly 10 feet and the Southerly 7 feet of the above described tract of land.

All situate in the Northwest Quarter of the Southeast Quarter of Section 10, Township 20 North, Range 03 East, W.T.; within the City of Tacoma, County of Pierce, State of Washington.