

When Recorded Return To:

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

---

<b>Document Title:</b>	<b>DEED</b>
<b>Grantor:</b>	<b>CITY OF TACOMA</b>
<b>Grantee:</b>	<b>TANIA ROSE POSA</b>
<b>Legal Description:</b>	<b>SW ¼ of the NE ¼ of SECTION 25, TOWNSHIP 21 NORTH, RANGE 2 EAST, W. M.</b>
<b>Additional Legal Description:</b>	<b>SEE PAGE 1 FOR FULL LEGAL DESCRIPTION</b>
<b>Assessor's Tax Parcel Number:</b>	<b>551500-0091</b>

---

**QUIT CLAIM DEED NO. 7575**

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 **Tania Rose Posa, as a separate estate**, ("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 **Twenty thousand three hundred eighty-four Dollars and 84/100 (\$20,384.84)**, and mutual offsetting benefits, subject to reservations contained herein and legally described in Exhibit "A" and depicted on Exhibit "B", both 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.



**APPROVED:**

---

Elizabeth A. Pauli,  
City Manager

**REVIEWED:**

---

Ramiro A. Chavez, P.E., PgMP  
Public Works Director/City Engineer

---

Jack Niehuser, P.E.  
Division Manager  
Engineering

---

Luis Fragoso  
Risk Manager

---

Andrew Cherullo  
Finance Director

Approved as to Form:

Legal Description Approved:

---

Deputy City Attorney

---

Gary C. Allen, P.L.S.  
Chief Surveyor

# EXHIBIT "A"

## EXHIBIT A

PAGE 1

### LEGAL DESCRIPTION OF LAND VACATED BY CITY OF TACOMA

THAT PORTION OF "LAWN STRIP" OF BLOCK 3, MARCH-MCCANDLESS ADDITION TO TACOMA, WASHINGTON, AS PER PLAT RECORDED IN BOOK 8 OF PLATS, PAGES 50 IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER LOT 4, BLOCK 3, OF SAID PLAT AND THE EASTERLY MARGIN OF NORTH MONROE STREET;

THENCE NORTH 01°51'16" EAST ALONG SAID MARGIN, 27.57 FEET TO THE TRUE POINT OF BEGINNING AND AN ANGLE POINT IN SAID BLOCK;

THENCE NORTH 31°54'27" WEST ALONG NORTHEASTERLY MARGIN OF SAID NORTH MONROE STREET, 17.76 FEET TO A POINT ON A 27.88-FOOT-RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS POINT BEARING NORTH 70°49'42" WEST);

THENCE ALONG SAID CURVE 49.71 FEET THROUGH A CENTRAL ANGLE OF 102°09'30" TO SAID MARGIN;

THENCE NORTH 31°54'27" WEST ALONG SAID NORTHEASTERLY MARGIN, 11.81 FEET TO THE SOUTHWEST CORNER OF BLOCK "C" OF SAID PLAT;


THENCE NORTH 61°40'04" EAST ALONG THE SOUTH LINE OF SAID BLOCK "C", 47.29 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 3;

THENCE SOUTH 02°04'44" WEST ALONG THE WEST LINE OF SAID BLOCK, 84.43 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

(AREA = 1,409 SF)

A Portion of the  
SW ¼ of the NE ¼,  
Sec 25, T 21 N, R 2 E, W.M.,  
Pierce County, Washington

 **Aspen**  
**Land Surveying**  
LLC  
at The Landing in Key Center  
P.O. Box 124, Vaughn, WA 98304-0124  
15510 - 82nd Street NW, Gig Harbor, WA 98329  
(253) 303-0270 FAX (253) 303-0273



DRAWING NO. 7524A  
DRAWN BY: PWT DATE: 3-27-2024  
NOTE: THIS IS NOT A SURVEY

