

After Recording Mail To:

TACOMA PUBLIC UTILITIES
ABS 2nd Floor
3628 S. 35th Street
Tacoma, WA 98409
Attn: Real Property Services

CITY OF TACOMA
CITY OF TACOMA, DEPARTMENT OF PUBLIC WORKS
TACOMA RAIL MOUNTAIN DIVISION
QUIT CLAIM DEED NO. 6788

Reference No. P2022-137
Grantor: City of Tacoma, Department of Public Works, Tacoma
Rail-Mountain Division
Grantee: Rainer Rail, LLC
Abbr. Legal Description: Portion of the SW, S27, T20N, R3E; NW, SW, SE, S34,
T20N, R3E; NE, SE, S03, T19N, R3E; NE, SE, S10,
T19N, R3E; NW, SW, S11, T19N, R3E; NW, SW, SE,
S14, T19N, R3E; NE, S23, T19N, R3E; NW, SW, S24,
T19N, R3E; NE, NW, SE, S25, T19N, R3E; NE, NW, SW,
S36, T19N, R3E; SE, S35, T19N, R3E; NE, NW, SW, S2,
T18N, R3E; NW, S11, T18N, R3E; NE, NW, S10, T18N,
R3E; NE, NW, S9, T18N, R3E; ALL, S8, T18N, R3E; SE,
S7, T18N, R3E; NE, NW, SW, S18, T18N, R3E; SE, S13,
T18N, R2E; ALL, S24, T18N, R2E; NW, S25, T18N, R2E;
NE, SW, SE, S26, T18N, R2E; NW, S35, T18N, R2E; NE,
SW, SE, S34, T18N, R2E; NW, SW, S03, T17N, R2E;
NW, S10, T17N, R2E; NE, SE, S09, T17N, R2E; NE, SE,
S16, T17N, R2E; SW, SE, S21, T17N, R2E; NE, SE, S31,
T19N, R4E; NE, NW, SE, S06, T18N, R4E; SW, S05,
T18N, R4E; NE, NW, SE, S08, T18N, R4E; SW, S09,

T18N, R4E; NE, NW, S16, T18N, R4E; NE, NW, S15, T18N, R4E; NE, NW, SE, S14, T18N, R4E; NE, S23, T18N, R4E; NW, SW, S24, T18N, R4E; SW, S25, T18N, R4E; NE, NW, SE, S36, T18N, R4E; SW, S31, T18N, R5E; NW, SW, S06, T17N, R5E; NW, SW, S07, T17N, R5E; NW, S18, T17N, R5E; NE, SE, S13, T17N, R4E; NE, NW, SW, S24, T17N, R4E; SE, S23, T17N, R4E; NE, SE, S26, T17N, R4E; NE, SE, S35, T17N, R4E; NW, SW, S36, T17N, R4E; NE, NW, SW, S02, T16N, R4E; NE, NW, S11, T16N, R4E, W.M.

Tax Parcel Numbers: All unparcelized railroad ROW within the herein described property, 032027-308-8, 041713-400-8, 041723-400-9, 041724-100-8, 041736-200-2, 041816-207-0, 041825-203-6, 041931-206-4, 041931-302-2, 051707-300-9, 580500-084-2, 775000-043-1 and Portion of 041735-400-4

County: Pierce

The Grantor, CITY OF TACOMA, DEPARTMENT OF PUBLIC WORKS, TACOMA RAIL MOUNTAIN DIVISION, a municipal corporation, for good and valuable consideration of TWO MILLION TWO HUNDRED TEN THOUSAND and No/100 U.S. Dollars (\$2,210,000.00), hereby conveys and quit claims to Rainer Rail, LLC, a Washington limited liability company, as Grantee, all its interest in the following described real property situated in Pierce County, State of Washington:

That portion of the Tacoma Rail Mountain Division right of way, extra width property and the improvements, track, and appurtenances located thereon, acquired from the Chehalis Western Railroad Company by Quit Claim Deed recorded under Auditor's File No. 9012240111 and acquired from Weyerhaeuser Company by Quit Claim Deed recorded under Auditor's File No. 9508180647, records of Pierce County, Washington.

Except any portion thereof lying within the currently incorporated limit of the City of Tacoma, more specifically described as any portion thereof lying Northerly and Northwesterly of the Easterly right of way line of McKinley Avenue in the Northwest Quarter of the Southwest Quarter of Section 27, Township 20 North, Range 3 East, W.M., (approx. Mile Post 5.65 or Railroad Engineering Station 194+64), in Pierce County, Washington.

Also, except any portion thereof lying Southeasterly of the Northerly line of the South Half of the North Half of Section 11, Township 16 North, Range 4 East, W.M. (approx. Mile Post 32 or Railroad Engineering Station 1630+68), in Pierce County, Washington.

Also, except that portion conveyed to Pierce County by Quit Claim Deed recorded under Auditor's File No. 201105060441, which supersedes and replaces Quit Claim

Deed recorded under Auditor's File No. 201103030242, records of Pierce County, Washington.

Also, except that portion conveyed to WRL, LLC by Quit Claim Deed recorded under Auditor's File No. 201909090221, records of Pierce County, Washington.

SUBJECT TO the rights in and to all existing roads, trails, and utilities, all outstanding assessments, easements, leases, licenses and permits, whether recorded or unrecorded, all matters which a prudent inspection of the premises would disclose, all matters of public record.

Authorized by City Council Resolution No. _____ adopted _____.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers this _____ day of _____, 2023.

CITY OF TACOMA

By: _____
Mayor

Attest:

City Clerk

APPROVED BY:

Interim Public Works Director/City Engineer

Tacoma Rail Superintendent

Risk Manager

Finance Director

LEGAL DESCRIPTION APPROVED:

Chief Surveyor

APPROVED AS TO FORM:

Deputy City Attorney

Accepted by Grantee

By: _____
Paul Didelius, Managing Member
Rainer Rail LLC

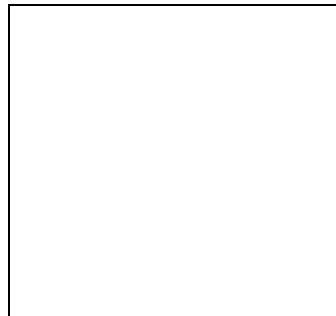
Date: _____

STATE OF WASHINGTON)
)
COUNTY OF PIERCE)

On this ____ day of _____, 2023, before me personally appeared Victoria R. Woodards, to me known to be the Mayor of the City of Tacoma, the municipal corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of the City of Tacoma, for the uses and purposes herein mentioned, and on oath stated that she was authorized to execute said instrument and that the seal affixed is the corporate seal of the City of Tacoma.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Place Notary Seal in Box



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