

INTRODUCED BY Blair, Chow, Grant,
Gruger, Laing, North,
Reams

PROPOSED NO. 83-660

ORDINANCE NO. 6650

AN ORDINANCE accepting offered develop-
ment rights to 12 parcels of land eligi-
ble for participation and inclusion in
the Farmlands Preservation Program.

PREAMBLE:

The King County Council authorized a \$15 million Coun-
cilmanic bond issue which was sold by King County in
December, 1982, with the proceeds devoted to the pur-
chase of development rights in accord with objectives
set forth in Ordinance 4341. Valid offers for the sale
of development rights to properties eligible in the
first selection round of the Farmlands Preservation
Program have been received by King County. The offers
have been reviewed by the King County Executive and the
Farmlands Preservation Program Selection Committee and
both have transmitted recommendations for action to the
King County Council. The King County Council has care-
fully reviewed the offers and the accompanying recom-
mendations.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The King County Council accepts offers for the
sale of development rights on the following properties described
in this subsection at the values indicated. Exhibit A to this
ordinance, incorporated herein by this reference, contains the
offer documents which provide a more complete description of the
subject properties. The Council directs the Executive to imple-
ment these contracts and complete all administrative, financial
and legal actions necessary to close on the purchase of the
identified development rights.

Landowner	King County Agriculture Program's Parcel Identification Number	Development Right Offer Value	Acreage
Higgins, Dale	AUG-1-11	\$ 368,150	94.77
Kocher, David	AUG-1-13	\$ 41,650	14.29

1	Peterson, James	AUG-1-26	\$ 52,450	16.83
2	Rasmussen, Thomas	AUG-1-27	\$ 173,600	28.77
3	Ray, Garth	AUG-1-28	\$ 91,900	38.32
4	Young, Alyce	AUG-1-35	\$ 239,725	90.13
5	Farm Properties, Inc.	ALG-1-09	\$ 941,880	90.01
6	Mazel Associates	ALG-1-11	\$ 606,000	70.42
7	Smith Brothers Dairy	ALG-1-21	\$1,528,000	159.23
8	McMurtrey, Lawrence	ASM-1-19	\$ 116,799	11.68
9	Bergevin, Scott	ASM-1-03	\$ 78,700	9.84
10	Novacek, Bernard	AUG-1-23	\$ 12,775	6.71

11 SECTION 2. If inaccuracies are discovered in the legal
12 descriptions or identified acreages of any of the properties
13 identified in Section 1 above, the Executive is authorized to
14 obtain a survey of the subject property. Where a survey is
15 required, the Executive will adjust the final legal description
16 and acreage and pro-rate the contract amount of the subject
17 properties to reflect the findings of the survey.

18 SECTION 3. The King County Council directs the Executive
19 and the Farmlands Preservation Program Selection Committee to
20 include all remaining valid offers in the first selection round
21 of the Farmlands Preservation Program that are not accepted at
22 this time in their reviews and recommendations of offers in the
23 second selection round of the Farmlands Preservation Program.

24 INTRODUCED AND READ for the first time this 19th day of
25 December, 1983.

26 PASSED this 16th day of January, 1984.

27 KING COUNTY COUNCIL
28 KING COUNTY, WASHINGTON

29 ATTEST:

30 Gerald A. Peterson
31 Deputy Clerk of the Council

32 Gary Grant
33 Chairman

APPROVED this 26th day of January, 1984.

Randy J. ...
King County Executive

EXHIBIT A

8/83

VOLUNTARY OFFER OF SALE OF DEVELOPMENT RIGHTS
TO CERTAIN REAL PROPERTY IN KING COUNTY

TO: Randy Revelle, King County Executive, and the King County Council

For and in consideration of King County's review of the undersigned's application for participation in the King County Farmlands Preservation Program and the undertakings incident thereto, the undersigned hereby offers to sell and convey to King County the development rights and related interests, as described in the document of conveyance, for the following-described real property, thereby binding such property in perpetuity to the restrictions described in the document of conveyance, for the sum of \$ 568,150.00. The undersigned agrees to execute and deliver to King County at the time of closing a document transferring and conveying these development rights and related interests in the form contained in Exhibit 1 to this offer. Said conveyance shall be accompanied by such subordinations of mortgages, liens or encumbrances, and such consents, releases, deeds and other instruments, as are necessary to place King County's ownership of the development rights and related interests in a position superior to all mortgages, liens or other encumbrances, and to satisfy the requirements of King County and of title insurance companies to insure the priority of King County's interest.

The property which is the subject of this offer is legally described as follows:

*94.77 Acres on green valley Road
in 20-21-6 Parcel UG-1-11 Upper Green*

(If you are offering development rights for less than the full property, please indicate description of the part of the property which is covered by the offer)

*4 LAG
phone
retraction
24/83*

and consists of 94.77 acres, more or less. The offeror will reserve 2 home sites from the sale of these development rights. It is understood and agreed by the undersigned offeror that the computation of the acreage of the property offered may be subject to a survey at the request of King County to be performed by the county and billed to the undersigned at a charge not to exceed one thousand dollars (\$1,000.00), to be paid at the time of closing.

In consideration for review of this offer by King County, the undersigned offeror promises to keep this offer open for at least one hundred twenty (120) days after the date of its submission, after which time the offer shall be withdrawn only upon receipt by King County of a written retraction of the offer. Such retraction must be delivered to the King County Agriculture

TENANTS IN COMMON
Signature Page
Page One

CALLED - "OK"

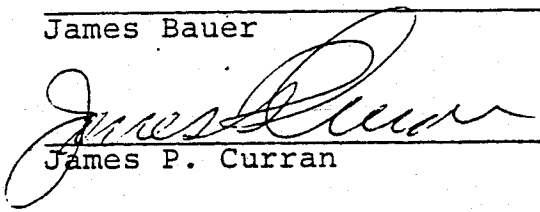
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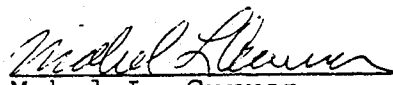
Donald A. Bell

Juanita Bell

James Bauer

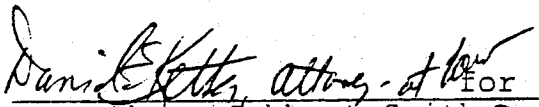
Dorothy Bauer

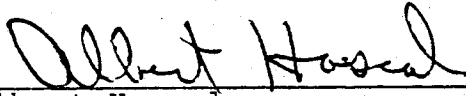

James P. Curran


Mabel L. Curran

By: _____
Dietzen, Inc.

for

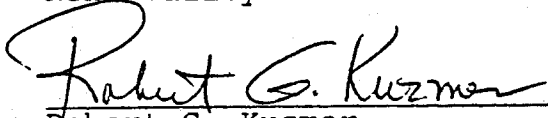

Mary Ahern Gabbert ~~Smith~~ Ryan EK

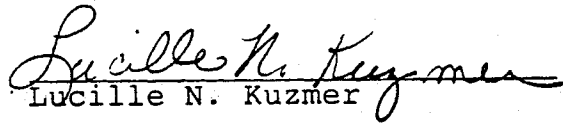

Albert Hascal

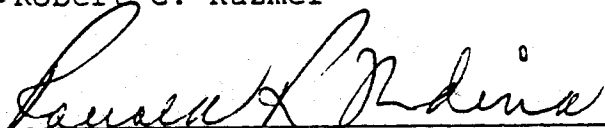

Donna Hascal

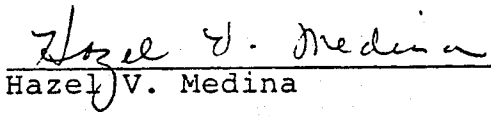
_____ for
Kent Valley Associates

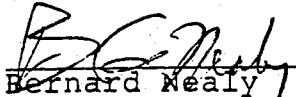
_____ for
Picardo Farms


Robert G. Kuzmer

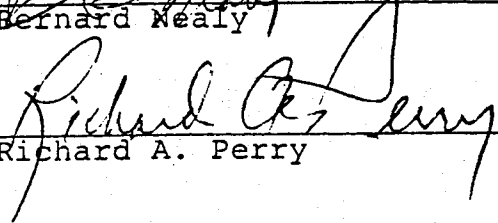

Lucille N. Kuzmer

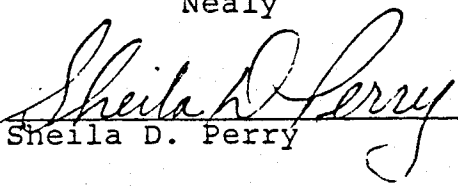

Ronald R. Medina


Hazel V. Medina


Bernard Nealy

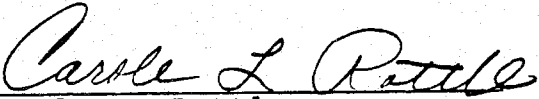
_____ Nealy

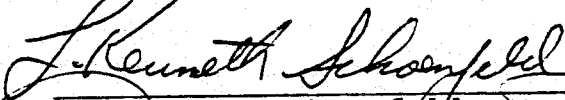

Richard A. Perry

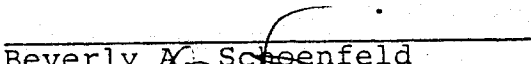

Sheila D. Perry

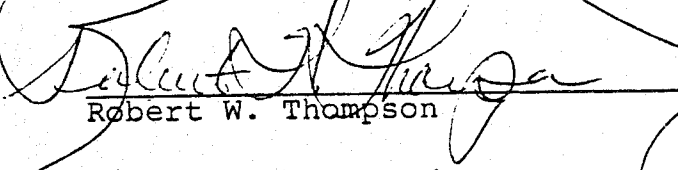
TENANTS IN COMMON
Signature Page
Page Two

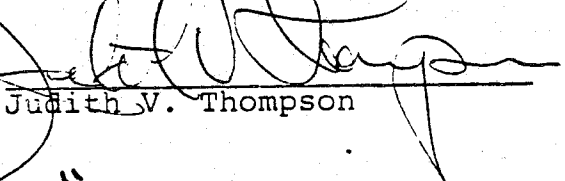

Donald A. Rottle


Carole L. Rottle


L. Kenneth Schoenfeld


Beverly A. Schoenfeld


Robert W. Thompson


Judith V. Thompson

— "ON VACATION" —
Edward P. Willms

— "ON VACATION" —
Wilma C. Willms

8/83

VOLUNTARY OFFER OF SALE OF DEVELOPMENT RIGHTS
TO CERTAIN REAL PROPERTY IN KING COUNTY

TO: Randy Revelle, King County Executive, and the King County Council

For and in consideration of King County's review of the undersigned's application for participation in the King County Farmlands Preservation Program and the undertakings incident thereto, the undersigned hereby offers to sell and convey to King County the development rights and related interests, as described in the document of conveyance, for the following-described real property, thereby binding such property in perpetuity to the restrictions described in the document of conveyance, for the sum of \$ 941,880. The undersigned agrees to execute and deliver to King County at the time of closing a document transferring and conveying these development rights and related interests in the form contained in Exhibit 1 to this offer. Said conveyance shall be accompanied by such subordinations of mortgages, liens or encumbrances, and such consents, releases, deeds and other instruments, as are necessary to place King County's ownership of the development rights and related interests in a position superior to all mortgages, liens or other encumbrances, and to satisfy the requirements of King County and of title insurance companies to insure the priority of King County's interest.

The property which is the subject of this offer is legally described as follows:

(If you are offering development rights for less than the full property, please indicate description of the part of the property which is covered by the offer)

and consists of 90 acres, more or less. The offeror will reserve 7 home sites from the sale of these development rights. It is understood and agreed by the undersigned offeror that the computation of the acreage of the property offered may be subject to a survey at the request of King County to be performed by the county and billed to the undersigned at a charge not to exceed one thousand dollars (\$1,000.00), to be paid at the time of closing.

In consideration for review of this offer by King County, the undersigned offeror promises to keep this offer open for at least one hundred twenty (120) days after the date of its submission, after which time the offer shall be withdrawn only upon receipt by King County of a written retraction of the offer. Such retraction must be delivered to the King County Agriculture

Program, c/o: King County Planning and Community Development Administration, 811 Alaska Building, Seattle, WA, 98104.

If this offer is accepted, closing shall take place within sixty (60) days of the date of acceptance as indicated on the face hereof. Closing shall be performed through the King County Real Property Division. King County may elect to close at the title insurance company that insures King County's interest, in which event the closing fees will be paid by the offeror (seller). Offeror (seller) shall provide King County, at offeror's expense, with a title insurance policy acceptable to King County insuring King County's position as superior to all mortgages, liens or other encumbrances against the property.

OFFEROR:

FARM Properties
(Print Name)

(Print Name)

Ralph S. Kuzman
(Signature)

(Signature)

Mailing Address:

90 J. Curran
P.O. Box 1126

Kent
9803

Date: 9-22-83

Submission Date: 9-23-83

Accepted by: KING COUNTY

By: _____

Dated: _____
(Acceptance Date)

TENANTS IN COMMON
Signature Page
Page One

Val Bain

Donald A. Bell
Donald A. Bell

Juanita Bell
Juanita Bell

James Bauer
James Bauer

Dorothy Bauer
Dorothy Bauer

James P. Curran
James P. Curran

Mabel L. Curran
Mabel L. Curran

By: _____ for
Dietzen, Inc.

Mary Ahern Gabbert ^{Attorney at Law} _{for}
Mary Ahern Gabbert ^{Smith Ryan & Co.}

Albert Hascal
Albert Hascal

Donna Hascal
Donna Hascal

Kent Valley Associates for
Kent Valley Associates

_____ for
Picardo Farms

Robert G. Kuzmer
Robert G. Kuzmer

_____ for
Lucille N. Kuzmer

Ronald R. Medina
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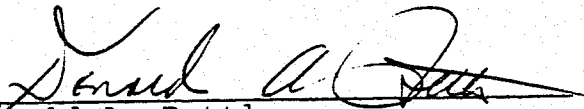
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Bernard Nealy

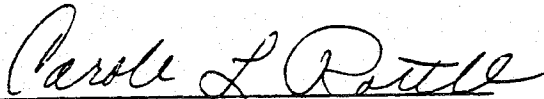
Nealy
Nealy


Richard A. Perry
Richard A. Perry

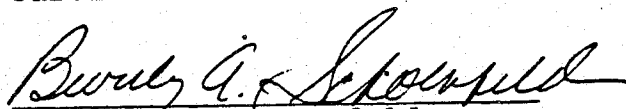
Sheila D. Perry
Sheila D. Perry

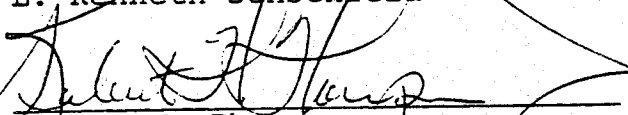
TENANTS IN COMMON
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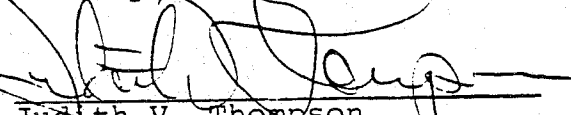

Donald A. Rottle


Carole L. Rottle


L. Kenneth Schoenfeld


Beverly A. Schoenfeld


Robert W. Thompson


Judith V. Thompson

Edward P. Willms

Wilma C. Willms

LG-1-09

SECOND REPORT

March 9, 1983

DESCRIPTION:

PARCEL 1:

OK
That portion of the Southeast 1/4 of the Northwest 1/4 of Section 35, Township 22 North, Range 4 East, W.M., lying Easterly of Harry A. Able Road No. 2515 (56th Ave. S.) (55th Ave. S.) and Southerly of the South line of that certain tract of land conveyed to King County for widening of L. Y. Gilbert Rd. No. 774 (S. 272nd St. and S. 277th St. Extension) (S. 277th St.) by deed recorded under Recording No. 711116-0149; EXCEPT the East 30 feet thereof as conveyed to King County for N. J. Steigleder Rd. No. 921 (59th Ave. S.);

SECOND REPORT

April 19, 1983

DESCRIPTION:PARCEL 3:

OK That portion of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 35, Township 22 North, Range 4 East, W.M., lying Southerly of the South line of that certain tract of land conveyed to King County for widening of L.Y. Gilbert Road No. 774 (S. 272nd St. and S. 277th St. Extension) (S. 277th St.) by deed recorded under Recording No. 711116-0149)

PARCEL 4:

~~AND~~ that portion of ~~said~~ Southeast 1/4 of the Northeast 1/4 described as follows:

OK Beginning at a point where the West line of said Southeast 1/4 of the Northeast 1/4 intersects the center line of S. 277th St. (L.Y. Gilbert Road No. 774);
 thence running South 741.45 feet, more or less, to the North line of the South 10 acres of said Southeast 1/4 of the Northeast 1/4;
 thence East 117.5 feet;
 thence North 741.45 feet to the center of said road;
 thence West 117.5 feet along the center of said road to the point of beginning;
 EXCEPT that portion lying North of the South line of the certain tract of land conveyed to King County for widening of L.Y. Gilbert Road No. 774 (S. 272nd St. and S. 277th St. Extension) (S. 277th St.) by deed recorded under Recording No. 711116-0149;

PARCEL 5:

OK The East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 35, Township 22 North, Range 4 East, W.M.;

PARCEL 6:

OK The West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 35, Township 22 North, Range 4 East, W.M., and the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 35, lying Southerly of the South line of that certain tract of land conveyed to King County for widening of L. Y. Gilbert Road No. 774 (S. 272nd St. and S. 277th St. Extension) (S. 277th St.) by deed recorded under Recording No. 711116-0149;

EXCEPT the West 30 feet from the above described Parcels as condemned in King County Superior Court Cause No. 88946 for N. J. Steigleder Rd. No. 921 (59th Ave. S.);

ALL situate in the County of King, State of Washington.

VOLUNTARY OFFER OF SALE OF DEVELOPMENT RIGHTS
TO CERTAIN REAL PROPERTY IN KING COUNTY

TO: Randy Revelle, King County Executive, and the King County Council

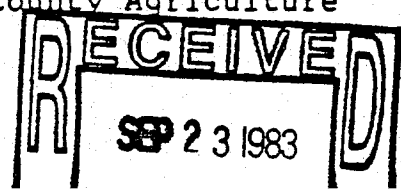
For and in consideration of King County's review of the undersigned's application for participation in the King County Farmlands Preservation Program and the undertakings incident thereto, the undersigned hereby offers to sell and convey to King County the development rights and related interests, as described in the document of conveyance, for the following-described real property, thereby binding such property in perpetuity to the restrictions described in the document of conveyance, for the sum of \$ 606,000.00. The undersigned agrees to execute and deliver to King County at the time of closing a document transferring and conveying these development rights and related interests in the form contained in Exhibit 1 to this offer. Said conveyance shall be accompanied by such subordinations of mortgages, liens or encumbrances, and such consents, releases, deeds and other instruments, as are necessary to place King County's ownership of the development rights and related interests in a position superior to all mortgages, liens or other encumbrances, and to satisfy the requirements of King County and of title insurance companies to insure the priority of King County's interest.

the following described real estate, situated in the County of King State of

Washington: That portion of Gov. Lot 3 and the east 1/2 of the northwest 1/4 of Sec. 26, T 22 N, R 4 E.W.M., described as follows: Beg. at the NW corner of the NE 1/4 of the NW 1/4 of said Sec. 26; thence S 1782 Feet; thence east 1320 ft.; thence north 792 ft.; thence east 660 ft.; thence N 17° east to the White River; thence NWly along said river to the north line of said Sec. 26; thence west along said North line to the P. O. B.; EXCEPT County Road; together with an easement over, across and under the south 5 feet of Gov. Lot 10 in Sec. 23, T 22 N, R 4 E.W.M., adjoining said premises on the north, for ingress and egress and for water pipe line to and from a well as now located on said Gov. Lot 10 at a point 5 feet north of the north line of said premises and 20 feet west of the County road (known as Frager road).

rights. It is understood and agreed by the undersigned offeror that the computation of the acreage of the property offered may be subject to a survey at the request of King County to be performed by the county and billed to the undersigned at a charge not to exceed one thousand dollars (\$1,000.00), to be paid at the time of closing.

In consideration for review of this offer by King County, the undersigned offeror promises to keep this offer open for at least one hundred twenty (120) days after the date of its submission, after which time the offer shall be withdrawn only upon receipt by King County of a written retraction of the offer. Such retraction must be delivered to the King County Agriculture



Program, c/o: King County Planning and Community Development Administration, 811 Alaska Building, Seattle, WA, 98104.

If this offer is accepted, closing shall take place within sixty (60) days of the date of acceptance as indicated on the face hereof. Closing shall be performed through the King County Real Property Division. King County may elect to close at the title insurance company that insures King County's interest, in which event the closing fees will be paid by the offeror (seller). Offeror (seller) shall provide King County, at offeror's expense, with a title insurance policy acceptable to King County insuring King County's position as superior to all mortgages, liens or other encumbrances against the property.

MAZEL ASSOCIATES

OFFEROR:

[Handwritten signature]

(Print Name)

GEORGE KARGIANIS

partner

[Handwritten signature]

(Print Name)

JOHN L. HAY

partner

[Handwritten signature]

(Signature)

(Signature)

(Signature)

Mailing Address:

1402 NORTON BLDG

SEATTLE WA 98104

Date: Sept 23 1983

Submission Date: Sept 23 1983

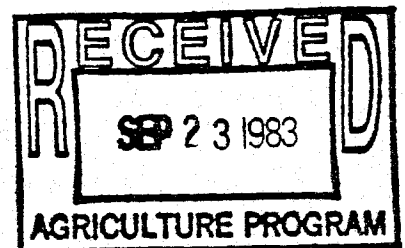
Received

Accepted by: KING COUNTY

By: *[Handwritten signature]*
Office of Agriculture

Dated: 9/23/83 1:12 pm
(Acceptance Date)

Received



VOLUNTARY OFFER OF SALE OF DEVELOPMENT RIGHTS
TO CERTAIN REAL PROPERTY IN KING COUNTY

TO: Randy Revelle, King County Executive, and the King County Council

For and in consideration of King County's review of the undersigned's application for participation in the King County Farmlands Preservation Program and the undertakings incident thereto, the undersigned hereby offers to sell and convey to King County the development rights and related interests, as described in the document of conveyance, for the following-described real property, thereby binding such property in perpetuity to the restrictions described in the document of conveyance, for the sum of \$ 1,528,000. The undersigned agrees to execute and deliver to King County at the time of closing a document transferring and conveying these development rights and related interests in the form contained in Exhibit 1 to this offer. Said conveyance shall be accompanied by such subordinations of mortgages, liens or encumbrances, and such consents, releases, deeds and other instruments, as are necessary to place King County's ownership of the development rights and related interests in a position superior to all mortgages, liens or other encumbrances, and to satisfy the requirements of King County and of title insurance companies to insure the priority of King County's interest.

The property which is the subject of this offer is legally described as follows: Tax Account No.'s

262204-9016-03
262204-9014-05
262204-9010-09

(If you are offering development rights for less than the full property, please indicate description of the part of the property which is covered by the offer)

and consists of 159.23 acres, more or less. The offeror will reserve -0- home sites from the sale of these development rights. It is understood and agreed by the undersigned offeror that the computation of the acreage of the property offered may be subject to a survey at the request of King County to be performed by the county and billed to the undersigned at a charge not to exceed one thousand dollars (\$1,000.00), to be paid at the time of closing.

In consideration for review of this offer by King County, the undersigned offeror promises to keep this offer open for at least one hundred twenty (120) days after the date of its submission, after which time the offer shall be withdrawn only upon receipt by King County of a written retraction of the offer. Such retraction must be delivered to the King County Agriculture

SECOND REPORT

March 9, 1983

Order No. 492071

LQ-1-11

DESCRIPTION:

That portion of Government Lot 3 and the East 1/2 of the Northwest 1/4 of Section 26, Township 22 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 26;
thence South 1,782 feet;
thence East 1,320 feet;
thence North 792 feet;
thence East 660 feet;
thence North 17° East to the White River;
thence Northwesterly along said river to the North line of said Section 26;
thence West along said North line to the point of beginning;
EXCEPT Frager Road;

Situate in the County of King, State of Washington.

Program, c/o: King County Planning and Community Development Administration, 811 Alaska Building, Seattle, WA, 98104.

If this offer is accepted, closing shall take place within sixty (60) days of the date of acceptance as indicated on the face hereof. Closing shall be performed through the King County Real Property Division. King County may elect to close at the title insurance company that insures King County's interest, in which event the closing fees will be paid by the offeror (seller). Offeror (seller) shall provide King County, at offeror's expense, with a title insurance policy acceptable to King County insuring King County's position as superior to all mortgages, liens or other encumbrances against the property.

OFFEROR:

SMITH BROTHERS FARMS, INC.
(Print Name)

DANIEL P. Smith
(Print Name)

By: *Daniel P. Smith*
(Signature) Daniel P. Smith, Pres.

Alexis I. Koester
(Signature) Alexis I. Koester, Sec'y

Mailing Address:

P.O. Box 778
Kent, Wa. 98032

Date: 9-14-83

Submission Date: 9-14-83

Received
Accepted by: KING COUNTY
By: *Keith R. A...*
Office of Agriculture
Dated: 9/15/83
(Acceptance Date)
Received

ADDENDUM TO VOLUNTARY OFFER OF SALE OF DEVELOPMENT RIGHTS

The offeror will consider participation in the Closed End Fund as partial payment of the sale price of the above identified Development Rights.

A handwritten signature in cursive script, appearing to read "David P. Smith", written over a horizontal line.

Signature

9/14/83

VOLUNTARY OFFER OF SALE OF DEVELOPMENT RIGHTS
TO CERTAIN REAL PROPERTY IN KING COUNTY

TO: Randy Revelle, King County Executive, and the King County Council

For and in consideration of King County's review of the undersigned's application for participation in the King County Farmlands Preservation Program and the undertakings incident thereto, the undersigned hereby offers to sell and convey to King County the development rights and related interests, as described in the document of conveyance, for the following-described real property, thereby binding such property in perpetuity to the restrictions described in the document of conveyance, for the sum of \$ 70,700⁰⁰. The undersigned agrees to execute and deliver to King County at the time of closing a document transferring and conveying these development rights and related interests in the form contained in Exhibit 1 to this offer. Said conveyance shall be accompanied by such subordinations of mortgages, liens or encumbrances, and such consents, releases, deeds and other instruments, as are necessary to place King County's ownership of the development rights and related interests in a position superior to all mortgages, liens or other encumbrances, and to satisfy the requirements of King County and of title insurance companies to insure the priority of King County's interest.

The property which is the subject of this offer is legally described as follows:

(If you are offering development rights for less than the full property, please indicate description of the part of the property that is covered by the offer)

and consists of 9.84 acres, more or less. The offeror will reserve 0 home sites from the sale of these development rights. It is understood and agreed by the undersigned offeror that the computation of the acreage of the property offered may be subject to a survey to be performed by the county and billed to the undersigned at a charge of \$_____.

In consideration for review of this offer by King County, the undersigned offeror promises to keep this offer open for at least 120 days after the date of its submission, after which time the offer shall be withdrawn only upon receipt by King County of a written retraction of the offer. Such retraction must be

DESCRIPTION:

Government Lots 5, 6 and 7, and the East 1/2 of the Southwest 1/4
ALL in Section 26, Township 22 North, Range 4 East, W.M.,
EXCEPT roads;
Situate in the County of King, State of Washington.

delivered to the Agriculture Program, c/o: King County Planning and Community Development Administration, 811 Alaska Building, Seattle, WA, 98104; ATTN: Agriculture Program.

If this offer is accepted, closing shall take place within sixty (60) days of the date of acceptance as indicated on the face hereof. Closing shall be performed through the King County Real Property Division. King County may elect to close at the title insurance company that insures King County's interest, in which event the closing fees will be paid by the offeror (seller). Offeror (seller) shall provide King County, at offeror's expense, with a title insurance policy acceptable to King County insuring King County's position as superior to all mortgages, liens and other encumbrances against the property.

OFFEROR:

Scott E. Bergevin
(Print Name)

Marci Bergevin
(Print Name)

X Scott E. Bergevin
(Signature)

X Marci L. Bergevin
(Signature)

Mailing Address:

8200 164th Ave. N.E.
Redmond, WA 95052

Received
Accepted by: KING COUNTY

By: Keith R. Ark
Office of Agriculture

Dated: 9/23/83 10²² am
(Acceptance Date)

Received

0517k

Please address correspondence to the office checked below:

BELLEVUE
10635 N.E. 8th St.
Box 1493
Bellevue, WA 98009
(206) 628-4661

MAIN
Park Place
6th Ave. at University St.
Seattle, WA 98101
(206) 628-4676

FACTORIA
12400 S.E. 38th St.
Bellevue, WA 98006
(206) 628-5973

King County
Real Property Division
500A King County Administration
Building
500 Fourth Avenue
Seattle, WA 98104
Attn: Al Beauchamp

Our Order No. 782600

Your Order No. 648966

SM-1-03

King County

PRELIMINARY COMMITMENT FOR TITLE INSURANCE
Washington Land Title Association Form

	Amount	Premium	Sales Tax	Total
(X) Owner's standard coverage	\$1,000.00	\$50.00	\$3.95	\$53.95
() Purchaser's standard coverage	(See Note 1)			
() Mortgagee's standard coverage				
() Mortgagee's ALTA coverage				
() Tax Registration				
()				
			Total	

Date: May 3, 1983 at 8:00 A.M.

\$53.95

TRANSAMERICA TITLE INSURANCE COMPANY agrees to issue on request and on recording of any appropriate documents, its policy or policies as applied for, with coverage as indicated, based on this preliminary commitment that title to the property described herein is vested on the date shown above in

LAWRENCE J. McMURTREY and DOLLY L. McMURTREY, husband and wife;

subject only to the exceptions shown herein and the terms, conditions and exceptions contained in the policy form. This report and commitment shall have no force or effect except as a basis for the coverage specified herein.

By Neil T. DeGooyer
Neil T. DeGooyer Title Officer
(628-4645)

Description:

The Western 1165.42 feet of the
The North ½ of the South ½ of the North ½ of the Southwest ¼ of
Section 23, Township 26 North, Range 5 East, W.M., lying Westerly
of the Woodinville-Redmond Road;

EXCEPT that portion condemned for Sammamish Drainage Ditch under King County Superior Court Cause No. 595776;

AND EXCEPT that portion conveyed to King County by instrument recorded under Recording No. 6475096;

Situate in the County of King, State of Washington.

NOTE: 1. Investigation should be made to determine if there are any service, installation, maintenance, or construction charges for sewer, water or electricity.

2. In the event this transaction fails to close, a cancellation fee will be charged for services rendered in accordance with our rate schedule.

8/83

VOLUNTARY OFFER OF SALE OF DEVELOPMENT RIGHTS
TO CERTAIN REAL PROPERTY IN KING COUNTY

TO: Randy Revelle, King County Executive, and the King County Council

For and in consideration of King County's review of the undersigned's application for participation in the King County Farmlands Preservation Program and the undertakings incident thereto, the undersigned hereby offers to sell and convey to King County the development rights and related interests, as described in the document of conveyance, for the following-described real property, thereby binding such property in perpetuity to the restrictions described in the document of conveyance, for the sum of \$ 116,799⁰⁰. The undersigned agrees to execute and deliver to King County at the time of closing a document transferring and conveying these development rights and related interests in the form contained in Exhibit 1 to this offer. Said conveyance shall be accompanied by such subordinations of mortgages, liens or encumbrances, and such consents, releases, deeds and other instruments, as are necessary to place King County's ownership of the development rights and related interests in a position superior to all mortgages, liens or other encumbrances, and to satisfy the requirements of King County and of title insurance companies to insure the priority of King County's interest.

The property which is the subject of this offer is legally described as follows:

(If you are offering development rights for less than the full property, please indicate description of the part of the property which is covered by the offer)

and consists of 12 - acres, more or less. The offeror will reserve 0 home sites from the sale of these development rights. It is understood and agreed by the undersigned offeror that the computation of the acreage of the property offered may be subject to a survey at the request of King County to be performed by the county and billed to the undersigned at a charge not to exceed one thousand dollars (\$1,000.00), to be paid at the time of closing.

In consideration for review of this offer by King County, the undersigned offeror promises to keep this offer open for at least one hundred twenty (120) days after the date of its submission, after which time the offer shall be withdrawn only upon receipt by King County of a written retraction of the offer. Such retraction must be delivered to the King County Agriculture

Program, c/o: King County Planning and Community Development Administration, 811 Alaska Building, Seattle, WA, 98104.

If this offer is accepted, closing shall take place within sixty (60) days of the date of acceptance as indicated on the face hereof. Closing shall be performed through the King County Real Property Division. King County may elect to close at the title insurance company that insures King County's interest, in which event the closing fees will be paid by the offeror (seller). Offeror (seller) shall provide King County, at offeror's expense, with a title insurance policy acceptable to King County insuring King County's position as superior to all mortgages, liens or other encumbrances against the property.

OFFEROR:

LAWRENCE J. MEMURTRY
(Print Name)

DOCCY L. MEMURTRY
(Print Name)

Lawrence J. Memurtry
(Signature)

Dolly L. Memurtry
(Signature)

Mailing Address:

12122 196 NE
REDMOND WA 98052

Date: 9-21-83

Submission Date: 9-21-83

Received
Accepted by: KING COUNTY

By: *Keith R. Ault*
Office of Agriculture

Dated: 9/21/83
(Acceptance Date)

Received

EXHIBIT B

THIRD REPORT

Order No. 492120

April 29, 1983

SM-1-19

DESCRIPTION:

The South 1/2 of the South 1/2 of the North 1/2 of the Southwest 1/4 of Section 23, Township 26 North, Range 5 East, W.M., lying Westerly of the Woodinville-Redmond Road;

EXCEPT that portion condemned for Sammamish Drainage Ditch under King County Superior Court Cause No. 595776;

AND EXCEPT that portion conveyed to King County by instrument recorded under Recording No. 6475096;

Situate in the County of King, State of Washington.

Program, c/o: King County Planning and Community Development Administration, 811 Alaska Building, Seattle, WA, 98104.

If this offer is accepted, closing shall take place within sixty (60) days of the date of acceptance as indicated on the face hereof. Closing shall be performed through the King County Real Property Division. King County may elect to close at the title insurance company that insures King County's interest, in which event the closing fees will be paid by the offeror (seller). Offeror (seller) shall provide King County, at offeror's expense, with a title insurance policy acceptable to King County insuring King County's position as superior to all mortgages, liens or other encumbrances against the property.

OFFEROR:

Dale Frank Higgins
(Print Name)

Beverly Jean Higgins
(Print Name)

Dale F Higgins
(Signature)

Beverly J Higgins
(Signature)

Mailing Address:

20614 S.E. Green
Valley Road, Auburn 98001

Date: 9-24-83

Submission Date: 9-24-83

Received
Accepted by: KING COUNTY

By: Leroy A Jones

Dated: 9/24/83
(Acceptance Date)

FIFTH REPORT

UG 4-11

Order No. 492050

May 2, 1983

DESCRIPTION:

TRACT 1:

Lots 2 and 3 of Short Plat No. 477007R recorded under Recording No. 811123-0578, being a short plat of:

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 21 North, Range 6 East, W.M., lying Northerly of County Road No. 128 (S.E. Green Valley Road) and that portion of the East 584.39 feet as measured along the North line of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 21 North, Range 6 East, W.M. lying Northerly of County Road No. 128 (S.E. Green Valley Road);

TRACT 3:

That portion of the Southwest 1/4 of the Southeast 1/4 and that portion of the Southeast 1/4 of the Southwest 1/4 of Section 20, Township 21 North, Range 6 East, W.M., lying North of the Northerly margin of the W. D. Lytts County Road (County Road No. 128) (S.E. Green Valley Road); ALSO

Those portions of Government Lots 3 and 4 of Section 29, Township 21 North, Range 6 East, W.M., lying North of W. D. Lytts County Road (County Road No. 128) (S.E. Green Valley Road); EXCEPT all coal and minerals and the right to explore for and mine the same;

FIFTH REPORT

UG-1-11
Order No. 492050

DESCRIPTION (Continued)

TRACT 4:

That portion of the East 1/2 of the Southeast 1/4 of Section 20, Township 21 North, Range 6 East, W.M., described as follows:

Beginnin at the East 1/4 corner of Section 20, Township 21 North, Range 6 East, W.M.;

thence South $89^{\circ}02'13''$ West, along the North line of said subdivision, a distance of 1322.65 feet to the Northwest corner of said subdivision;

thence South $1^{\circ}09'45''$ East, along the West line of said subdivision, a distance of 1399.91 feet to a point on a line parallel with and 15.00 feet Southerly of the centerline of Crisp Creek and the true point of beginning;

thence North $64^{\circ}47'01''$ East, along said parallel line, a distance of 116.94 feet;

thence North $74^{\circ}43'05''$ East, along said parallel line, a distance of 176.83 feet;

thence South $84^{\circ}28'56''$, along said parallel line, a distance of 153.24 feet;

thence South $82^{\circ}03'03''$ East, along said parallel line, a distance of 83.91 feet;

thence South $72^{\circ}09'01''$ East, along said parallel line, a distance of 54.92 feet;

thence South $1^{\circ}09'45''$ East, parallel with the West line of said subdivision, a distance of 580.27 feet to the Northerly margin of County Road known as Green Valley Road;

thence North $77^{\circ}21'21''$ West, along said Northerly margin, a distance of 182.47 feet;

thence North $80^{\circ}10'44''$ West, along said Northerly margin, a distance of 100.21 feet;

thence North $87^{\circ}24'18''$ West, along said Northerly margin, a distance of 103.29 feet;

thence South $81^{\circ}43'46''$ West, along said Northerly margin, a distance of 87.27 feet;

thence South $72^{\circ}08'15''$ West, along said Northerly margin, a distance of 104.41 feet to a point on the West line of said subdivision;

thence North $1^{\circ}09'45''$ West, along said West line, a distance of 509.86 feet to the true point of beginning;

ALL situate in the County of King, State of Washington.

8/83

VOLUNTARY OFFER OF SALE OF DEVELOPMENT RIGHTS
TO CERTAIN REAL PROPERTY IN KING COUNTY

TO: Randy Revelle, King County Executive, and the King County Council

For and in consideration of King County's review of the undersigned's application for participation in the King County Farmlands Preservation Program and the undertakings incident thereto, the undersigned hereby offers to sell and convey to King County the development rights and related interests, as described in the document of conveyance, for the following-described real property, thereby binding such property in perpetuity to the restrictions described in the document of conveyance, for the sum of \$ ~~47,500~~ 41,650. The undersigned agrees to execute and deliver to King County at the time of closing a document transferring and conveying these development rights and related interests in the form contained in Exhibit 1 to this offer. Said conveyance shall be accompanied by such subordinations of mortgages, liens or encumbrances, and such consents, releases, deeds and other instruments, as are necessary to place King County's ownership of the development rights and related interests in a position superior to all mortgages, liens or other encumbrances, and to satisfy the requirements of King County and of title insurance companies to insure the priority of King County's interest.

by ROP
or phone
instructions
9/26/83

The property which is the subject of this offer is legally described as follows:

(If you are offering development rights for less than the full property, please indicate description of the part of the property which is covered by the offer)

and consists of 14.25 acres, more or less. The offeror will reserve 1 home sites from the sale of these development rights. It is understood and agreed by the undersigned offeror that the computation of the acreage of the property offered may be subject to a survey at the request of King County to be performed by the county and billed to the undersigned at a charge not to exceed one thousand dollars (\$1,000.00), to be paid at the time of closing.

In consideration for review of this offer by King County, the undersigned offeror promises to keep this offer open for at least one hundred twenty (120) days after the date of its submission, after which time the offer shall be withdrawn only upon receipt by King County of a written retraction of the offer. Such retraction must be delivered to the King County Agriculture

UG-1-13

Please address correspondence to the office checked below:

- | | | | | | | | | |
|---|--|---|---|--|---|---|---|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| MAIN
Park Place
6th Ave. at University St
Seattle, WA 98101
(206) 628-4676 | AUBURN
230 Auburn Way So
Auburn, WA 98002
(206) 839-2566 | BALLARD
6700 15th Ave. N W
Seattle, WA 98117
(206) 628-4610 | BELLEVUE
10635 N E 8th St
Box 1493
Bellevue, WA 98009
(206) 628-4661 | BOTHELL
17524 Bothell Way N E
Bothell, WA 98011
(206) 628-4606 | FEDERAL WAY
33427 Pacific Hwy So
Federal Way, WA 98003
(206) 838-3411 | ISSAQUAH
1595 N W Gilman Blvd
Issaquah, WA 98027
(206) 628-4670 | KENT
524 West Meeker #2
Kent, WA 98031
(206) 852-8634 | |
| | | | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | | | | NORTH AURORA
902 North 185th St
Seattle, WA 98133
(206) 628-4600 | FACTORIA
3856 124th Ave S E
Bellevue, WA 98006
(206) 628-5973 | RENTON
222 Williams Ave S
Renton, WA 98055
(206) 628-4625 | WEDGWOOD
8206 35th Ave N E
Seattle, WA 98115
(206) 628-4620 | WEST SEATT
4450 Calif. Ave
Seattle, WA 98107
(206) 628-4610 |

King County Real Property Div.
500-A King County Admin. Bldg.
Seattle, WA 98104
ATTN: Al Beauchamp

82-9-172

Your Order No. 648855
Kocher-King County

Our Order No. 492117
UG-1-13

SECOND REPORT

PRELIMINARY COMMITMENT FOR TITLE INSURANCE
Washington Land Title Association Form

	Amount	Premium	Sales Tax	Total
(X) Owner's standard coverage	\$1,000.00	\$50.00	\$2.65	\$52.65
() Purchaser's standard coverage	(Tentative-See Note 1)			
() Mortgagee's standard coverage				
() Mortgagee's ALTA coverage				
() Tax Registration				
()				

Date: February 16, 1983 at 8:00 A.M.

Total \$52.65

TRANSAMERICA TITLE INSURANCE COMPANY agrees to issue on request and on recording of any appropriate documents, its policy or policies as applied for, with coverage as indicated, based on this preliminary commitment that title to the property described herein is vested on the date shown above in DALE F. HIGGINS and BEVERLY J. HIGGINS, husband and wife, as to the East: 530 feet of the property herein described and ARNOLD N. JENSEN, as his separate estate, as to the remainder;

subject only to the exceptions shown herein and the terms, conditions and exceptions contained in the policy form. This report and commitment shall have no force or effect except as a basis for the coverage specified herein.

By *Walt DeGorge*
Title Officer

Description:

That portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 21, North, Range 6 East, W.M., lying Southerly of County Road No. 128 (S.E. Green Valley Road);
EXCEPT the West 275 feet thereof;

Situate in the County of King, State of Washington.

-continued-

CZ NOTE: 1. Investigation should be made to determine if there are any service, installation, maintenance, or construction charges for sewer, water or electricity.

2. In the event this transaction fails to close, a cancellation fee will be charged for services rendered in accordance with our rate schedule.

Program, c/o: King County Planning and Community Development Administration, 811 Alaska Building, Seattle, WA, 98104.

If this offer is accepted, closing shall take place within sixty (60) days of the date of acceptance as indicated on the face hereof. Closing shall be performed through the King County Real Property Division. King County may elect to close at the title insurance company that insures King County's interest, in which event the closing fees will be paid by the offeror (seller). Offeror (seller) shall provide King County, at offeror's expense, with a title insurance policy acceptable to King County insuring King County's position as superior to all mortgages, liens or other encumbrances against the property.

OFFEROR:

DAVID CHRISTIAN KOCHER
(Print Name)

KAROLE B. KOCHER
(Print Name)

David Christian Kocher
(Signature)

Karole B. Kocher
(Signature)

Mailing Address:

19929 SE GREEN VALLEY RD.
AUBURN, WA 98002

Date: Sept 25, 1983

Submission Date: _____

Accepted by: KING COUNTY

By: LeRoy Jones

Dated: 9/26/83
(Acceptance Date)

THIS SPACE PROVIDED FOR RECORDER'S USE:

OCT 23 1981

BY THE COMMISSION OF
RECORDS & ELECTIONS
KING COUNTY

FILED FOR RECORD AT REQUEST OF

WHEN RECORDED RETURN TO

Name Mr. & Mrs. Bernard L. Novacek

Address 19400 S.E. Green Valley Rd.

SALES TAX PAID ON CONTRACT AFF. NO. E451311
KING CO. RECORDS DIVISION

City, State, Zip Auburn, Wa. 98002

BY D. Reinke

2210230122

Statutory Warranty Deed

THE GRANTOR Dale F. Higgins and Beverly J. Higgins, his wife

See

for and in consideration of Fulfillment of real estate contract

in hand paid, conveys and warrants to Bernard L. Novacek and Diane D. Novacek, his wife

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

Parcel 1 of Short Plat No. 477007, recorded under Recording No. 771019-0829, being a short plat of:

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 21 North, Range 6 East, W.M., lying Northerly of County Road No. 128, and that portion of the East 584.39 feet as measured along the North line of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 21 North, Range 6 East, W.M., lying Northerly of County Road No. 128;

Situate in the County of King, State of Washington.

SUBJECT TO: Easements, reservations, restrictions and provisions of record, This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated January 2, 1978, if any, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Sales Tax was paid on this sale on January 11, 1978

Rec. No. E#451311
AF#780112-0083

Dated October, 19 81

Dale F. Higgins
Dale F. Higgins

Beverly J. Higgins
Beverly J. Higgins

591905 DA

READ FOR RECORD AT REQUEST
TRANSAMERICA TITL
INSURANCE COMPANY
10005 N. E. 8th STREET
SS. BELLEVUE WASHINGTON 9

STATE OF WASHINGTON
COUNTY OF King

STATE OF WASHINGTON

On this day personally appeared before me

Dale F. & Beverly J. Higgins
to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

[Signature]
OCT 22 1981
35 00
Secretary,

GIVEN under my hand and official seal this 19 day of October, 19 81.

Silda E. Ricourt
Notary Public in and for the State of Washington, residing at Fort

the corporation that executed the foregoing instrument, and acknowledged the 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 they authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at _____

Thomas Connell 1/2/84
(Signature) (Date)

Margaret M. Connell
(Signature) (Date)

Mailing Address:

P. O. Box 5573
Kent, Wa. 98064-5573

Received by: KING COUNTY

By: Eugene S. Duvernoy
EUGENE DUVERNOY

Dated: 1/12/84

8/83

VOLUNTARY OFFER OF SALE OF DEVELOPMENT RIGHTS
TO CERTAIN REAL PROPERTY IN KING COUNTY

TO: Randy Revelle, King County Executive, and the King County Council

For and in consideration of King County's review of the undersigned's application for participation in the King County Farmlands Preservation Program and the undertakings incident thereto, the undersigned hereby offers to sell and convey to King County the development rights and related interests, as described in the document of conveyance, for the following-described real property, thereby binding such property in perpetuity to the restrictions described in the document of conveyance, for the sum of \$ 12,775.⁰⁰. The undersigned agrees to execute and deliver to King County at the time of closing a document transferring and conveying these development rights and related interests in the form contained in Exhibit 1 to this offer. Said conveyance shall be accompanied by such subordinations of mortgages, liens or encumbrances, and such consents, releases, deeds and other instruments, as are necessary to place King County's ownership of the development rights and related interests in a position superior to all mortgages, liens or other encumbrances, and to satisfy the requirements of King County and of title insurance companies to insure the priority of King County's interest.

The property which is the subject of this offer is legally described as follows:

(If you are offering development rights for less than the full property, please indicate description of the part of the property which is covered by the offer)

and consists of ^{10 - 3.26 =} 6.74 ^{6.71 BLN 9/27/83} acres, more or less. The offeror will reserve 1 home sites from the sale of these development rights. It is understood and agreed by the undersigned offeror that the computation of the acreage of the property offered may be subject to a survey at the request of King County to be performed by the county and billed to the undersigned at a charge not to exceed one thousand dollars (\$1,000.00), to be paid at the time of closing.

In consideration for review of this offer by King County, the undersigned offeror promises to keep this offer open for at least one hundred twenty (120) days after the date of its submission, after which time the offer shall be withdrawn only upon receipt by King County of a written retraction of the offer. Such retraction must be delivered to the King County Agriculture

Program, c/o: King County Planning and Community Development Administration, 811 Alaska Building, Seattle, WA, 98104.

If this offer is accepted, closing shall take place within sixty (60) days of the date of acceptance as indicated on the face hereof. Closing shall be performed through the King County Real Property Division. King County may elect to close at the title insurance company that insures King County's interest, in which event the closing fees will be paid by the offeror (seller). Offeror (seller) shall provide King County, at offeror's expense, with a title insurance policy acceptable to King County insuring King County's position as superior to all mortgages, liens or other encumbrances against the property.

OFFEROR:

BERNARD L. NOVACEK
(Print Name)

(Print Name)

Bernard L. Novacek
(Signature)

(Signature)

Mailing Address:

Date: _____

Submission Date: _____

Received

Accepted by: KING COUNTY

By: LeRoy Jones

Dated: 9/27/83
(Acceptance Date)

8/83

VOLUNTARY OFFER OF SALE OF DEVELOPMENT RIGHTS
TO CERTAIN REAL PROPERTY IN KING COUNTY

TO: Randy Revelle, King County Executive, and the King County Council

For and in consideration of King County's review of the undersigned's application for participation in the King County Farmlands Preservation Program and the undertakings incident thereto, the undersigned hereby offers to sell and convey to King County the development rights and related interests, as described in the document of conveyance, for the following-described real property, thereby binding such property in perpetuity to the restrictions described in the document of conveyance, for the sum of \$ 59,450. The undersigned agrees to execute and deliver to King County at the time of closing a document transferring and conveying these development rights and related interests in the form contained in Exhibit 1 to this offer. Said conveyance shall be accompanied by such subordinations of mortgages, liens or encumbrances, and such consents, releases, deeds and other instruments, as are necessary to place King County's ownership of the development rights and related interests in a position superior to all mortgages, liens or other encumbrances, and to satisfy the requirements of King County and of title insurance companies to insure the priority of King County's interest.

The property which is the subject of this offer is legally described as follows:

(If you are offering development rights for less than the full property, please indicate description of the part of the property which is covered by the offer)

and consists of 16.83 acres, more or less. The offeror will reserve 1 home sites from the sale of these development rights. It is understood and agreed by the undersigned offeror that the computation of the acreage of the property offered may be subject to a survey at the request of King County to be performed by the county and billed to the undersigned at a charge not to exceed one thousand dollars (\$1,000.00), to be paid at the time of closing.

In consideration for review of this offer by King County, the undersigned offeror promises to keep this offer open for at least one hundred twenty (120) days after the date of its submission, after which time the offer shall be withdrawn only upon receipt by King County of a written retraction of the offer. Such retraction must be delivered to the King County Agriculture

Program, c/o: King County Planning and Community Development Administration, 811 Alaska Building, Seattle, WA, 98104.

If this offer is accepted, closing shall take place within sixty (60) days of the date of acceptance as indicated on the face hereof. Closing shall be performed through the King County Real Property Division. King County may elect to close at the title insurance company that insures King County's interest, in which event the closing fees will be paid by the offeror (seller). Offeror (seller) shall provide King County, at offeror's expense, with a title insurance policy acceptable to King County insuring King County's position as superior to all mortgages, liens or other encumbrances against the property.

OFFEROR:

JAMES E. PETERSON
(Print Name)

(Print Name)

James E Peterson
(Signature)

(Signature)

Mailing Address:

2309 CAROLINE LANE
50 ST. PAUL MINN 55075

Date: SEPT 25 1983

Submission Date: SEPT 25 1983

Received
Accepted by: KING COUNTY

By: Keith R. Anty

Dated: 9/27/83
(Acceptance Date)

Received

Transamerica
Insurance Services

Transamerica
Title Insurance Company

Send correspondence to the office checked below:

- AUBURN**
230 Auburn Way So
Auburn, WA 98002
(206) 839-2544
- BALLARD**
8700 15th Ave. N.W.
Seattle, WA 98117
(206) 628-4610
- BELLEVUE**
10635 N.E. 8th St.
Box 1493
Bellevue, WA 98008
(206) 628-4461
- BOTHELL**
17524 Bothell Way N.E.
Bothell, WA 98011
(206) 628-4606
- FEDERAL WAY**
33427 Pacific Hwy So.
Federal Way, WA 98003
(206) 638-3411
- ISSAQUAH**
1585 N.W. Gilman Blvd.
Issaquah, WA 98027
(206) 628-4670
- KENT**
324 West Meeker St.
Kent, WA 98031
(206) 852-8634
- NORTH AURORA**
902 North 185th St.
Seattle, WA 98133
(206) 628-4600
- FACTORIA**
3856 124th Ave. S.E.
Bellevue, WA 98006
(206) 628-5973
- RENTON**
222 Williams Ave. S.
Renton, WA 98035
(206) 628-4625
- WEDGWOOD**
8206 35th Ave. N.E.
Seattle, WA 98115
(206) 628-4620
- WEST SEATTLE**
4450 Calif. Ave. S.W.
Seattle, WA 98116
(206) 628-4615

County Real Property Div.
King County Admin. Bldg.
Seattle, WA 98104
Al Beauchamp

82-9-172
Your Order No. 648856 Our Order No. 492181
Petersen - King County **UG-1-26**
THIRD REPORT

PRELIMINARY COMMITMENT FOR TITLE INSURANCE
Washington Land Title Association Form

	Amount	Premium	Sales Tax	Total
) Owner's standard coverage	\$1,000.00	\$50.00	\$2.65	\$52.65
) Purchaser's standard coverage	(Tentative-See Note 1)			
) Mortgagee's standard coverage				
) Mortgagee's ALTA coverage				
) Tax Registration				
)				
			Total	\$52.65

Date: April 29, 1983 at 8:00 A.M.

TRANSAMERICA TITLE INSURANCE COMPANY agrees to issue on request and on recording of any appropriate documents, its policy or policies as applied for, with coverage as indicated, based on this preliminary commitment that title to the property described herein is vested on the date shown above in

JAMES EDWARD PETERSEN, as his separate estate;

subject only to the exceptions shown herein and the terms, conditions and exceptions contained in the policy form. This report and commitment shall have no force or effect except as a basis for the coverage specified herein.

By Neil T. DeLoe
Title Officer

Description:
The East 845 feet of Government Lot 4 in Section 30, Township 21 North, Range 6 East, W.M.;
EXCEPT Green Valley Road;
Situate in the County of King, State of Washington.

NOTE: 1. Investigation should be made to determine if there are any service, installation, maintenance, or construction charges for sewer, water or electricity.
2. In the event this transaction fails to close, a cancellation fee will be charged for services rendered in accordance with our rate schedule.

VOLUNTARY OFFER OF SALE OF DEVELOPMENT RIGHTS
TO CERTAIN REAL PROPERTY IN KING COUNTY

TO: Randy Revelle, King County Executive, and the King County Council

For and in consideration of King County's review of the undersigned's application for participation in the King County Farmlands Preservation Program and the undertakings incident thereto, the undersigned hereby offers to sell and convey to King County the development rights and related interests, as described in the document of conveyance, for the following-described real property, thereby binding such property in perpetuity to the restrictions described in the document of conveyance, for the sum of \$ 173,600. The undersigned agrees to execute and deliver to King County at the time of closing a document transferring and conveying these development rights and related interests in the form contained in Exhibit 1 to this offer. Said conveyance shall be accompanied by such subordinations of mortgages, liens or encumbrances, and such consents, releases, deeds and other instruments, as are necessary to place King County's ownership of the development rights and related interests in a position superior to all mortgages, liens or other encumbrances, and to satisfy the requirements of King County and of title insurance companies to insure the priority of King County's interest.

The property which is the subject of this offer is legally described as follows:

(If you are offering development rights for less than the full property, please indicate description of the part of the property which is covered by the offer)

and consists of 28.77 acres, more or less. The offeror will reserve 2 home sites from the sale of these development rights. It is understood and agreed by the undersigned offeror that the computation of the acreage of the property offered may be subject to a survey at the request of King County to be performed by the county and billed to the undersigned at a charge not to exceed one thousand dollars (\$1,000.00), to be paid at the time of closing.

In consideration for review of this offer by King County, the undersigned offeror promises to keep this offer open for at least one hundred twenty (120) days after the date of its submission, after which time the offer shall be withdrawn only upon receipt by King County of a written retraction of the offer. Such retraction must be delivered to the King County Agriculture

Address correspondence to the office checked below:

- MAIN**
Park Place
19 Ave at University St
Seattle, WA 98101
(206) 628-4676
- AUBURN**
230 Auburn Way So
Auburn, WA 98002
(206) 638-2566
- BALLARD**
6700 15th Ave N W
Seattle, WA 98117
(206) 628-4610
- BELLEVUE**
10635 N.E. 9th St.
Box 1493
Bellevue, WA 98009
(206) 628-4661
- BOTHWELL**
17824 Bothell Way N E
Bothell, WA 98011
(206) 628-4606
- FEDERAL WAY**
33427 Pacific Hwy So
Federal Way, WA 98003
(206) 638-3411
- ISSAQUAH**
1895 N W Gilman Blvd
Issaquah, WA 98027
(206) 638-4670
- KENT**
524 West Meeker St
Kent, WA 98031
(206) 652-6634

King County Real Property Div.
10-A King County Admin. Bldg.
Seattle, WA 98104
ATTN: Al Beauchamp

- NORTH AURORA**
902 North 185th St
Seattle, WA 98133
(206) 628-4600
- FACTORIA**
3856 124th Ave S E
Bellevue, WA 98006
(206) 628-8873
- RENTON**
222 Williams Ave S
Renton, WA 98056
(206) 628-4625
- WEDGWOOD**
8206 35th Ave N E
Seattle, WA 98115
(206) 628-4620
- WEST SEATTLE**
4450 Coll Ave S W
Seattle, WA 98116
(206) 628-4615

82-9-172

Your Order No. 648857 Our Order No. 492066
Rasmussen - King County UG-1-27

THIRD REPORT
PRELIMINARY COMMITMENT FOR TITLE INSURANCE
Washington Land Title Association Form

	Amount	Premium	Sales Tax	Total
(X) Owner's standard coverage	\$1,000.00	\$50.00	\$2.65	\$52.65
() Purchaser's standard coverage	(Tentative-See Note 1)			
() Mortgagee's standard coverage				
() Mortgagee's ALTA coverage				
() Tax Registration				
()				
Date: April 14, 1983 at 8:00 A.M.			Total	\$52.65

TRANSAMERICA TITLE INSURANCE COMPANY agrees to issue on request and on recording of any appropriate documents, its policy or policies as applied for, with coverage as indicated, based on this preliminary commitment that title to the property described herein is vested on the date shown above in

John E. MC HUGH, MICHAEL P. MC HUGH, THOMAS MC HUGH, JOSEPH L. MC HUGH, and KATHERINE ELIZABETH MC HUGH, each as his separate estate, each as to an undivided 1/5 interest;

subject only to the exceptions shown herein and the terms, conditions and exceptions contained in the policy form. This report and commitment shall have no force or effect except as a basis for the coverage specified herein.

By *Neil T. DeGocjer*
Neil T. DeGocjer, Title Officer
(628-4645)

Description:
Lot 1 of Short Plat No. 381059, according to the Short Plat Survey recorded under King County Recording No. 811013-0580;

Situate in the County of King, State of Washington.

- continued -

-continued-

NOTE: 1. Investigation should be made to determine if there are any service, installation, maintenance, or construction charges for sewer, water or electricity.

2. In the event this transaction fails to close, a cancellation fee will be charged for services rendered in accordance with our rate schedule.

Program, c/o: King County Planning and Community Development Administration, 811 Alaska Building, Seattle, WA, 98104.

If this offer is accepted, closing shall take place within sixty (60) days of the date of acceptance as indicated on the face hereof. Closing shall be performed through the King County Real Property Division. King County may elect to close at the title insurance company that insures King County's interest, in which event the closing fees will be paid by the offeror (seller). Offeror (seller) shall provide King County, at offeror's expense, with a title insurance policy acceptable to King County insuring King County's position as superior to all mortgages, liens or other encumbrances against the property.

OFFEROR:

THOMAS A RASMUSSEN
(Print Name)

Joanne Rasmussen
(Print Name)

Thomas Rasmussen
(Signature)

Joanne Rasmussen
(Signature)

Mailing Address:

16512 SE Green Valley Rd

Orbun, Wa 98002

Date: 9-28-83

Submission Date: _____

Received

Accepted by: KING COUNTY

By: LeRoy Jones

Dated: 9/28/83
(Acceptance Date)

8/83

VOLUNTARY OFFER OF SALE OF DEVELOPMENT RIGHTS
TO CERTAIN REAL PROPERTY IN KING COUNTY

TO: Randy Revelle, King County Executive, and the King County Council

For and in consideration of King County's review of the undersigned's application for participation in the King County Farmlands Preservation Program and the undertakings incident thereto, the undersigned hereby offers to sell and convey to King County the development rights and related interests, as described in the document of conveyance, for the following-described real property, thereby binding such property in perpetuity to the restrictions described in the document of conveyance, for the sum of \$91,900. The undersigned agrees to execute and deliver to King County at the time of closing a document transferring and conveying these development rights and related interests in the form contained in Exhibit 1 to this offer. Said conveyance shall be accompanied by such subordinations of mortgages, liens or encumbrances, and such consents, releases, deeds and other instruments, as are necessary to place King County's ownership of the development rights and related interests in a position superior to all mortgages, liens or other encumbrances, and to satisfy the requirements of King County and of title insurance companies to insure the priority of King County's interest.

The property which is the subject of this offer is legally described as follows:

(If you are offering development rights for less than the full property, please indicate description of the part of the property which is covered by the offer)

and consists of 38.32 acres, more or less. The offeror will reserve 2 home sites from the sale of these development rights. It is understood and agreed by the undersigned offeror that the computation of the acreage of the property offered may be subject to a survey at the request of King County to be performed by the county and billed to the undersigned at a charge not to exceed one thousand dollars (\$1,000.00), to be paid at the time of closing.

In consideration for review of this offer by King County, the undersigned offeror promises to keep this offer open for at least one hundred twenty (120) days after the date of its submission, after which time the offer shall be withdrawn only upon receipt by King County of a written retraction of the offer. Such retraction must be delivered to the King County Agriculture

Program, c/o: King County Planning and Community Development Administration, 811 Alaska Building, Seattle, WA, 98104.

If this offer is accepted, closing shall take place within sixty (60) days of the date of acceptance as indicated on the face hereof. Closing shall be performed through the King County Real Property Division. King County may elect to close at the title insurance company that insures King County's interest, in which event the closing fees will be paid by the offeror (seller). Offeror (seller) shall provide King County, at offeror's expense, with a title insurance policy acceptable to King County insuring King County's position as superior to all mortgages, liens or other encumbrances against the property.

OFFEROR:

Garth L Ray
(Print Name)

(Print Name)

Garth L Ray
(Signature)

(Signature)

Mailing Address:
15502 SE 352
Auburn, Wa 98002

Date: _____

Submission Date: _____

Received
Accepted by: KING COUNTY
By: LeRoy A Jones

Dated: 9/26/83
(Acceptance Date)

Please address correspondence to the office checked below:

- MAIN**
Park Place
8th Ave. at University St.
Seattle, WA 98101
(206) 628-4676
- AUBURN**
230 Auburn Way So.
Auburn, WA 98002
(206) 839-2566
- BALLARD**
6700 15th Ave. N.W.
Seattle, WA 98117
(206) 628-4610
- BELLEVUE**
10635 N.E. 8th St.
Box 1483
Bellevue, WA 98009
(206) 628-4661
- BOTHELL**
17524 Bothell Way N.E.
Bothell, WA 98011
(206) 628-4806
- FEDERAL WAY**
33427 Pacific Hwy So.
Federal Way, WA 98003
(206) 838-3411
- ISSAQUAH**
1595 N.W. Gilman Blvd.
Issaquah, WA 98027
(206) 628-4670
- KENT**
524 West Meeker St.
Kent, WA 98031
(206) 852-8634

King County Real Property Div.
500-A King County Admin. Bldg.
Seattle, WA 98104
ATTN: Al Beauchamp

- NORTH AURORA**
902 North 185th St.
Seattle, WA 98133
(206) 628-4600
- FACTORIA**
3856 124th Ave. S.E.
Bellevue, WA 98006
(206) 628-5973
- RENTON**
222 Williams Ave. S.
Renton, WA 98055
(206) 628-4625
- WEDGWOOD**
8206 35th Ave. N.E.
Seattle, WA 98115
(206) 628-4620
- WEST SEATTLE**
4450 Calif. Ave. S.
Seattle, WA 98111
(206) 628-4615

82-9-172

Your Order No. 648859
Ray - King County

Our Order No. 492140

UG-1-28

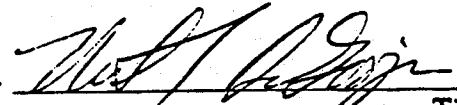
SECOND REPORT

PRELIMINARY COMMITMENT FOR TITLE INSURANCE
Washington Land Title Association Form

	Amount	Premium	Sales Tax	Total
(X) Owner's standard coverage	\$1,000.00	\$50.00	\$2.65	\$52.65
() Purchaser's standard coverage	(Tentative-See Note 1)			
() Mortgagee's standard coverage				
() Mortgagee's ALTA coverage				
() Tax Registration				
()				
Date: February 18, 1983 at 8:00 A.M.			Total	\$52.65

TRANSAMERICA TITLE INSURANCE COMPANY agrees to issue on request and on recording of any appropriate documents, its policy or policies as applied for, with coverage as indicated, based on this preliminary commitment that title to the property described herein is vested on the date shown above in GARTH L. RAY for life, with remainder in GEORGE E. RAY, RODNEY L. RAY and GWYNLLYN L. VUKICH, each as to an undivided interest and each as their separate estates;

subject only to the exceptions shown herein and the terms, conditions and exceptions contained in the policy form. This report and commitment shall have no force or effect except as a basis for the coverage specified herein.

By 
Title Officer

Description:

The Southeast 1/4 of the Southwest 1/4 of Section 23, Township 21 North, Range 5 East, W.M.;
EXCEPT that portion thereof for S.E. Green Valley Road (S.E. 352nd St.)

Situate in the County of King, State of Washington.

- continued -

CZ

NOTE: 1. Investigation should be made to determine if there are any service, installation, maintenance, or construction charges for sewer, water or electricity.

2. In the event this transaction fails to close, a cancellation fee will be charged for services rendered in accordance with our rate schedule.

VOLUNTARY OFFER OF SALE OF DEVELOPMENT RIGHTS
TO CERTAIN REAL PROPERTY IN KING COUNTY

TO: Randy Revelle, King County Executive, and the King County Council

For and in consideration of King County's review of the undersigned's application for participation in the King County Farmlands Preservation Program and the undertakings incident thereto, the undersigned hereby offers to sell and convey to King County the development rights and related interests, as described in the document of conveyance, for the following-described real property, thereby binding such property in perpetuity to the restrictions described in the document of conveyance, for the sum of \$239,725. The undersigned agrees to execute and deliver to King County at the time of closing a document transferring and conveying these development rights and related interests in the form contained in Exhibit 1 to this offer. Said conveyance shall be accompanied by such subordinations of mortgages, liens or encumbrances, and such consents, releases, deeds and other instruments, as are necessary to place King County's ownership of the development rights and related interests in a position superior to all mortgages, liens or other encumbrances, and to satisfy the requirements of King County and of title insurance companies to insure the priority of King County's interest.

The property which is the subject of this offer is legally described as follows:

(If you are offering development rights for less than the full property, please indicate description of the part of the property which is covered by the offer)

and consists of ^{90.13 ac}~~239.72~~ acres, more or less. The offeror will reserve 3 home sites from the sale of these development rights. It is understood and agreed by the undersigned offeror that the computation of the acreage of the property offered may be subject to a survey at the request of King County to be performed by the county and billed to the undersigned at a charge not to exceed one thousand dollars (\$1,000.00), to be paid at the time of closing.

In consideration for review of this offer by King County, the undersigned offeror promises to keep this offer open for at least one hundred twenty (120) days after the date of its submission, after which time the offer shall be withdrawn only upon receipt by King County of a written retraction of the offer. Such retraction must be delivered to the King County Agriculture

UQ-1-35

FOURTH REPORT

May 5, 1983

DESCRIPTION:

Tract 1:

The South 1/2 of Government Lot 4 in Section 19, Township 21 North, Range 6 East, W.M.;
EXCEPT the East 30 feet thereof;

Situate in the County of King, State of Washington.

Tract 2:

The Northwest 1/4 of Section 30, Township 21 North, Range 6 East, W.M.;
EXCEPT the West 330 feet of that portion lying North of S.E. Green Valley Road;
EXCEPT the East 845 feet of Government Lot 4;
EXCEPT Government Lot 6;
EXCEPT that portion thereof lying within the bed and shores of the Green River, as said river was located on May 1, 1983;
EXCEPT portion within S.E. Green Valley Road;
AND EXCEPT portion lying within S.E. 360th St.;

(ALSO KNOWN AS Government Lots 7 and 8 and portions of Government Lots 4 and 5);

Situate in the County of King, State of Washington.

Program, c/o: King County Planning and Community Development Administration, 811 Alaska Building, Seattle, WA, 98104.

If this offer is accepted, closing shall take place within sixty (60) days of the date of acceptance as indicated on the face hereof. Closing shall be performed through the King County Real Property Division. King County may elect to close at the title insurance company that insures King County's interest, in which event the closing fees will be paid by the offeror (seller). Offeror (seller) shall provide King County, at offeror's expense, with a title insurance policy acceptable to King County insuring King County's position as superior to all mortgages, liens or other encumbrances against the property.

OFFEROR:

Alyce P Young
(Print Name)

(Print Name)

Alyce P Young
(Signature)

(Signature)

Mailing Address:

18204 Green Valley Blvd SE
Suburb, Wash 98002

Date: Sept 25 '83

Submission Date: Sept 25 '83

Received
Accepted by: KING COUNTY

By: Keith R. Arty

Dated: 9/27/83
(Acceptance Date)

8/83

VOLUNTARY OFFER OF SALE OF DEVELOPMENT RIGHTS
TO CERTAIN REAL PROPERTY IN KING COUNTY

TO: Randy Revelle, King County Executive, and the King County Council

For and in consideration of King County's review of the undersigned's application for participation in the King County Farmlands Preservation Program and the undertakings incident thereto, the undersigned hereby offers to sell and convey to King County the development rights and related interests, as described in the document of conveyance, for the following-described real property, thereby binding such property in perpetuity to the restrictions described in the document of conveyance, for the sum of \$650,000.00. The undersigned agrees to execute and deliver to King County at the time of closing a document transferring and conveying these development rights and related interests in the form contained in Exhibit 1 to this offer. Said conveyance shall be accompanied by such subordinations of mortgages, liens or encumbrances, and such consents, releases, deeds and other instruments, as are necessary to place King County's ownership of the development rights and related interests in a position superior to all mortgages, liens or other encumbrances, and to satisfy the requirements of King County and of title insurance companies to insure the priority of King County's interest.

The property which is the subject of this offer is legally described as follows:

See attached initialled by offeror

(If you are offering development rights for less than the full property, please indicate description of the part of the property which is covered by the offer)

and consists of 19 acres, more or less. The offeror will reserve 0 home sites from the sale of these development rights. It is understood and agreed by the undersigned offeror that the computation of the acreage of the property offered may be subject to a survey at the request of King County to be performed by the county and billed to the undersigned at a charge not to exceed one thousand dollars (\$1,000.00), to be paid at the time of closing.

In consideration for review of this offer by King County, the undersigned offeror promises to keep this offer open for at least one hundred twenty (120) days after the date of its submission, after which time the offer shall be withdrawn only upon receipt by King County of a written retraction of the offer. Such retraction must be delivered to the King County Agriculture

Program, c/o: King County Planning and Community Development Administration, 811 Alaska Building, Seattle, WA, 98104.

If this offer is accepted, closing shall take place within sixty (60) days of the date of acceptance as indicated on the face hereof. Closing shall be performed through the King County Real Property Division. King County may elect to close at the title insurance company that insures King County's interest, in which event the closing fees will be paid by the offeror (seller). Offeror (seller) shall provide King County, at offeror's expense, with a title insurance policy acceptable to King County insuring King County's position as superior to all mortgages, liens or other encumbrances against the property.

OFFEROR:

Thomas J. O'Connell
(Print Name)

Margaret M. O'Connell
(Print Name)

Thomas J. O'Connell
(Signature)

Margaret M. O'Connell
(Signature)

Mailing Address:

P.O. Box 5573
Kent WA 98031-0310

Date: 8-29-83

Submission Date: 8-29-83

Accepted by: KING COUNTY

By: Eugene G. Durbaway
EUGENE G. DURBWAY

Dated: 8/29/83
(Acceptance Date)

EXHIBIT C

SECTION II - BODY OF REPORT

FAIR MARKET VALUE
APPRAISAL

of
THOMAS J. O'CONNELL PROPERTY
LOWER GREEN RIVER PROJECT

I. BACKGROUND

A. OSTENSIBLE OWNER

Thomas J. and Margaret M. O'Connell
20439 Frager Rd
Box 5573
Kent, WA 98031
(ownership is subject to a life estate vested
in Barbara M. O'Connell)

B. IDENTIFICATION OF PROPERTY

Parcel No. LG-1-16

Location

West side of Frager Road on the south side
of South 204th Steet, Kent, Washington

Legal Description

The N 782.1' of SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec 3, Twp 22 N,
Rge 4 E, W.M. ex ptn thereof Nwly of drainage
ditch and also ex co rd No 665 (S 204th St)

Situated in the County of King, State of Washington

C. DELINEATION OF TITLE

No change in the past five years.

D. PURPOSE OF THE APPRAISAL

The purpose of the appraisal is to estimate
the fair market value of the subject property
of 19 acres as though vacant, and as of May
18, 1983.

E. FUNCTION OF THE APPRAISAL

It is understood that this appraisal will be
utilized in negotiations with the landowner for
purchase of development rights, and that this
appraisal will provide the "before" value for such negotiations.

VOLUNTARY OFFER OF SALE OF DEVELOPMENT RIGHTS
TO CERTAIN REAL PROPERTY IN KING COUNTY

TO: Randy Revelle, King County Executive, and the King County Council

For and in consideration of King County's review of the undersigned's application for participation in the King County Farmlands Preservation Program and the undertakings incident thereto, the undersigned hereby offers to sell and convey to King County the development rights and related interests, as described in the document of conveyance, for the following-described real property, thereby binding such property in perpetuity to the restrictions described in the document of conveyance, for the sum of \$ 941,880. The undersigned agrees to execute and deliver to King County at the time of closing a document transferring and conveying these development rights and related interests in the form contained in Exhibit 1 to this offer. Said conveyance shall be accompanied by such subordinations of mortgages, liens or encumbrances, and such consents, releases, deeds and other instruments, as are necessary to place King County's ownership of the development rights and related interests in a position superior to all mortgages, liens or other encumbrances, and to satisfy the requirements of King County and of title insurance companies to insure the priority of King County's interest.

The property which is the subject of this offer is legally described as follows:

(If you are offering development rights for less than the full property, please indicate description of the part of the property which is covered by the offer)

and consists of 90 acres, more or less. The offeror will reserve 1 home sites from the sale of these development rights. It is understood and agreed by the undersigned offeror that the computation of the acreage of the property offered may be subject to a survey at the request of King County to be performed by the county and billed to the undersigned at a charge not to exceed one thousand dollars (\$1,000.00), to be paid at the time of closing.

In consideration for review of this offer by King County, the undersigned offeror promises to keep this offer open for at least one hundred twenty (120) days after the date of its submission, after which time the offer shall be withdrawn only upon receipt by King County of a written retraction of the offer. Such retraction must be delivered to the King County Agriculture

Program, c/o: King County Planning and Community Development Administration, 811 Alaska Building, Seattle, WA, 98104.

If this offer is accepted, closing shall take place within sixty (60) days of the date of acceptance as indicated on the face hereof. Closing shall be performed through the King County Real Property Division. King County may elect to close at the title insurance company that insures King County's interest, in which event the closing fees will be paid by the offeror (seller). Offeror (seller) shall provide King County, at offeror's expense, with a title insurance policy acceptable to King County insuring King County's position as superior to all mortgages, liens or other encumbrances against the property.

Premise #1

PARCEL LG-1-09
OFFEROR:

Bem Properties
(Print Name)

(Print Name)

Rahel G. Kuzman, agent
(Signature)

(Signature)

Mailing Address:

% James Curran

Date: 9-22-83

Submission Date: 9-23

Received

Accepted by: KING COUNTY

By: ~~Le Roy Jones~~

Dated: 9/22/83
(Acceptance Date)

The rights to be conveyed to the County on said parcel 1 at the time of closing appear in Exhibit 1 to this document.

Parcel 2 consists of 4.36 acres, more or less, at the following location.

Portion of Parcel A of Short Plat No. SPC-77-34 lying easterly of a line, beginning on the south line of said Parcel A at a point 360 feet East of the southwest corner of Parcel A and running to a point on the north line of said Parcel A, 410 feet East of the Northwest corner of Parcel A; said Short Plat being recorded under Recording No. 780810-0706, being a revision of Short Plat recorded under Recording No. 780324-0811, being a short plat of:

North 782.1 feet of Government Lot 7 in Section 2, Township 22 North, Range 4 East, W.M.;
EXCEPT that portion thereof lying within County Road No. 76, (Frager Road South), and that portion thereof, lying within County Road No. 665, (South 204th Street);
ALL situate in the County of King, State of Washington.

The rights to be conveyed to the County on said parcel 2 at the time of closing appear in Exhibit 2 to this document. The conveyer will reserve 3 home sites from the transfer to the County of the development rights of parcel 2.

It is understood and agreed by the undersigned that the computation of the acreage of the property offered may be subject to a survey at the request of King County to be performed by the County and billed to the undersigned at a charge not to exceed one thousand dollars (\$1,000.00), to be paid at the time of closing.

Closing shall be performed through the King County Real Property Division. King County may elect to close at the title insurance company that insures King County's interest, in which event the closing fees will be paid by the conveyer. Conveyer shall provide King County, at his/her expense, with a title insurance policy acceptable to King County insuring King County's position as superior to all mortgages, liens or other encumbrances against the property.

CONVEYOR:

Thomas J. O'Connell
(Print Name)

Margaret M. O'Connell
(Print Name)

VOLUNTARY CONVEYANCE OF DEVELOPMENT RIGHTS
TO CERTAIN REAL PROPERTY IN KING COUNTY

TO: Randy Revelle, King County Executive, and the King
County Council, c/o Agriculture Program, Room 706, Smith
Tower, Seattle, WA 98104

For and in consideration of King County's review of the undersigned's application for participation in the King County Farmlands Preservation Program on the parcel known as ALG-1-16, the undertakings incident thereto and the County's acceptance of the offer of sale of development rights to said parcel, the undersigned hereby shall convey to King County the development rights and related interests, as described in the document of conveyance, for the following-described real property, thereby binding such property in perpetuity to the restrictions described in the document of conveyance. The undersigned will execute and deliver to King County at the time of closing a document transferring and conveying these development rights and related interests in the form contained in Exhibits 1 and 2 to this offer. Closing will take place at the same date, time and location as the closing on the transfer to King County of the development rights to the parcel identified as ALG-1-16. Said conveyance shall be accompanied by such subordinations of mortgages, liens or encumbrances, and such consents, releases, deeds and other instruments, as are necessary to place King County's ownership of the development rights and related interests in a position superior to all mortgages, liens or other encumbrances, and to satisfy the requirements of King County and of title insurance companies to insure the priority of King County's interest.

The property which is the subject of this offer is legally described as follows:

Parcel 1 consists of 5.96 acres, more or less, at the following location.

Portion of Parcel A of Short Plat No. SPC-77-34 lying westerly of a line, beginning on the south line of said Parcel A at a point 360 feet East of the southwest corner of Parcel A and running to a point on the north line of said parcel A, 410 feet East of the Northwest corner of parcel A; said Short Plat being recorded under Recording No. 780810-0706, being a revision of Short Plat recorded under Recording No. 780324-0811, being a short plat of:

North 782.1 feet of Government Lot 7 in Section 2, Township 22 North, Range 4 East, W.M.;

EXCEPT that portion thereof lying within County Road No. 76, (Frager Road South), and that portion thereof, lying within County Road No. 665, (South 204th Street);

ALL situate in the County of King, State of Washington.

6650

EXHIBIT A

8/83

VOLUNTARY OFFER OF SALE OF DEVELOPMENT RIGHTS
TO CERTAIN REAL PROPERTY IN KING COUNTY

TO: Randy Revelle, King County Executive, and the King County Council

For and in consideration of King County's review of the undersigned's application for participation in the King County Farmlands Preservation Program and the undertakings incident thereto, the undersigned hereby offers to sell and convey to King County the development rights and related interests, as described in the document of conveyance, for the following-described real property, thereby binding such property in perpetuity to the restrictions described in the document of conveyance, for the sum of \$ 368,150.00. The undersigned agrees to execute and deliver to King County at the time of closing a document transferring and conveying these development rights and related interests in the form contained in Exhibit 1 to this offer. Said conveyance shall be accompanied by such subordinations of mortgages, liens or encumbrances, and such consents, releases, deeds and other instruments, as are necessary to place King County's ownership of the development rights and related interests in a position superior to all mortgages, liens or other encumbrances, and to satisfy the requirements of King County and of title insurance companies to insure the priority of King County's interest.

The property which is the subject of this offer is legally described as follows:

*94.77 Acres on green valley Road
in 20-21-6 Parcel UG-1-11 upper Green*

(If you are offering development rights for less than the full property, please indicate description of the part of the property which is covered by the offer)

*By LAG
per phone
conversation
9/24/83* and consists of 94.77 acres, more or less. The offeror will reserve 2 home sites from the sale of these development rights. It is understood and agreed by the undersigned offeror that the computation of the acreage of the property offered may be subject to a survey at the request of King County to be performed by the county and billed to the undersigned at a charge not to exceed one thousand dollars (\$1,000.00), to be paid at the time of closing.

In consideration for review of this offer by King County, the undersigned offeror promises to keep this offer open for at least one hundred twenty (120) days after the date of its submission, after which time the offer shall be withdrawn only upon receipt by King County of a written retraction of the offer. Such retraction must be delivered to the King County Agriculture

Program, c/o: King County Planning and Community Development
Administration, 811 Alaska Building, Seattle, WA, 98104.

If this offer is accepted, closing shall take place within sixty (60) days of the date of acceptance as indicated on the face hereof. Closing shall be performed through the King County Real Property Division. King County may elect to close at the title insurance company that insures King County's interest, in which event the closing fees will be paid by the offeror (seller). Offeror (seller) shall provide King County, at offeror's expense, with a title insurance policy acceptable to King County insuring King County's position as superior to all mortgages, liens or other encumbrances against the property.

OFFEROR:

Dale Frank Higgins
(Print Name)

Beverly Jean Higgins
(Print Name)

Dale F Higgins
(Signature)

Beverly J Higgins
(Signature)

Mailing Address:

20614 S.E. Green
Valley Road, Auburn 98002

Date: 9-24-83

Submission Date: 9-24-83

Received

Accepted by: KING COUNTY

By: LeRoy O Jones

Dated: 9/24/83
(Acceptance Date)

FIFTH REPORT

May 2, 1983

UG-1-11
Order No. 492050

DESCRIPTION:

TRACT 1:

Lots 2 and 3 of Short Plat No. 477007R recorded under Recording No. 811123-0578, being a short plat of:

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 21 North, Range 6 East, W.M., lying Northerly of County Road No. 128 (S.E. Green Valley Road) and that portion of the East 584.39 feet as measured along the North line of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 21 North, Range 6 East, W.M. lying Northerly of County Road No. 128 (S.E. Green Valley Road);

TRACT 3:

That portion of the Southwest 1/4 of the Southeast 1/4 and that portion of the Southeast 1/4 of the Southwest 1/4 of Section 20, Township 21 North, Range 6 East, W.M., lying North of the Northerly margin of the W. D. Lytts County Road (County Road No. 128) (S.E. Green Valley Road); ALSO

Those portions of Government Lots 3 and 4 of Section 29, Township 21 North, Range 6 East, W.M., lying North of W. D. Lytts County Road (County Road No. 128) (S.E. Green Valley Road);
EXCEPT all coal and minerals and the right to explore for and mine the same;

-continued-

DESCRIPTION (Continued)

TRACT 4:

That portion of the East 1/2 of the Southeast 1/4 of Section 20, Township 21 North, Range 6 East, W.M., described as follows:

Beginnin at the East 1/4 corner of Section 20, Township 21 North, Range 6 East, W.M.;
thence South 89°02'13" West, along the North line of said subdivision; a distance of 1322.65 feet to the Northwest corner of said subdivision;
thence South 1°09'45" East, along the West line of said subdivision, a distance of 1399.91 feet to a point on a line parallel with and 15.00 feet Southerly of the centerline of Crisp Creek and the true point of beginning;
thence North 64°47'01" East, along said parallel line, a distance of 116.94 feet;
thence North 74°43'05" East, along said parallel line, a distance of 176.83 feet;
thence South 84°28'56", along said parallel line, a distance of 153.24 feet;
thence South 82°03'03" East, along said parallel line, a distance of 83.91 feet;
thence South 72°09'01" East, along said parallel line, a distance of 54.92 feet;
thence South 1°09'45" East, parallel with the West line of said subdivision, a distance of 580.27 feet to the Northerly margin of County Road known as Green Valley Road;
thence North 77°21'21" West, along said Northerly margin, a distance of 182.47 feet;
thence North 80°10'44" West, along said Northerly margin, a distance of 100.21 feet;
thence North 87°24'18" West, along said Northerly margin, a distance of 103.29 feet;
thence South 81°43'46" West, along said Northerly margin, a distance of 87.27 feet;
thence South 72°08'15" West, along said Northerly margin, a distance of 104.41 feet to a point on the West line of said subdivision;
thence North 1°09'45" West, along said West line, a distance of 509.86 feet to the true point of beginning;

ALL situate in the County of King, State of Washington.

8/83

VOLUNTARY OFFER OF SALE OF DEVELOPMENT RIGHTS
TO CERTAIN REAL PROPERTY IN KING COUNTY

TO: Randy Revelle, King County Executive, and the King County Council

For and in consideration of King County's review of the undersigned's application for participation in the King County Farmlands Preservation Program and the undertakings incident thereto, the undersigned hereby offers to sell and convey to King County the development rights and related interests, as described in the document of conveyance, for the following-described real property, thereby binding such property in perpetuity to the restrictions described in the document of conveyance, for the sum of \$ ~~4,500,000~~ 4,650,000. The undersigned agrees to execute and deliver to King County at the time of closing a document transferring and conveying these development rights and related interests in the form contained in Exhibit 1 to this offer. Said conveyance shall be accompanied by such subordinations of mortgages, liens or encumbrances, and such consents, releases, deeds and other instruments, as are necessary to place King County's ownership of the development rights and related interests in a position superior to all mortgages, liens or other encumbrances, and to satisfy the requirements of King County and of title insurance companies to insure the priority of King County's interest.

By Rof
 per phone
 instructions
 9/21/83

The property which is the subject of this offer is legally described as follows:

(If you are offering development rights for less than the full property, please indicate description of the part of the property which is covered by the offer)

and consists of 14.25 acres, more or less. The offeror will reserve 1 home sites from the sale of these development rights. It is understood and agreed by the undersigned offeror that the computation of the acreage of the property offered may be subject to a survey at the request of King County to be performed by the county and billed to the undersigned at a charge not to exceed one thousand dollars (\$1,000.00), to be paid at the time of closing.

In consideration for review of this offer by King County, the undersigned offeror promises to keep this offer open for at least one hundred twenty (120) days after the date of its submission, after which time the offer shall be withdrawn only upon receipt by King County of a written retraction of the offer. Such retraction must be delivered to the King County Agriculture

Program, c/o: King County Planning and Community Development Administration, 811 Alaska Building, Seattle, WA, 98104.

If this offer is accepted, closing shall take place within sixty (60) days of the date of acceptance as indicated on the face hereof. Closing shall be performed through the King County Real Property Division. King County may elect to close at the title insurance company that insures King County's interest, in which event the closing fees will be paid by the offeror (seller). Offeror (seller) shall provide King County, at offeror's expense, with a title insurance policy acceptable to King County insuring King County's position as superior to all mortgages, liens or other encumbrances against the property.

OFFEROR:

DAVID CHRISTIAN KOCHER
(Print Name)

KAROLE B. KOCHER
(Print Name)

David Christian Kocher
(Signature)

Karole B. Kocher
(Signature)

Mailing Address:

19929 SE GREEN VALLEY RD.

AUBURN, WA 98002

Date: Sept 25, 1983

Submission Date: _____

Accepted by: KING COUNTY

By: LeRoy Jones

Dated: 9/26/83
(Acceptance Date)

UG-1-13

Please address correspondence to the office checked below:

- | | | | | | | | |
|--|--|--|---|--|--|---|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| MAIN
Park Place
6th Ave. at University St.
Seattle, WA 98101
(206) 628-4676 | AUBURN
230 Auburn Way So
Auburn, WA 98002
(206) 839-2566 | BALLARD
6700 15th Ave. N.W.
Seattle, WA 98117
(206) 628-4610 | BELLEVUE
10635 N.E. 8th St.
Box 1493
Bellevue, WA 98009
(206) 628-4661 | BOTHELL
17524 Bothell Way N.E.
Bothell, WA 98011
(206) 628-4606 | FEDERAL WAY
33427 Pacific Hwy So.
Federal Way, WA 98003
(206) 838-3411 | ISSAQUAH
1595 N.W. Gilman Blvd.
Issaquah, WA 98027
(206) 628-4670 | KENT
524 West Meeker #2
Kent, WA 98031
(206) 852-8634 |
| <input checked="" type="checkbox"/> King County Real Property Div.
500-A King County Admin. Bldg.
Seattle, WA 98104
ATTN: Al Beauchamp | | | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | | | | NORTH AURORA
902 North 185th St
Seattle, WA 98133
(206) 628-4600 | FACTORIA
3856 124th Ave. S.E.
Bellevue, WA 98006
(206) 628-5973 | RENTON
222 Williams Ave S.
Renton, WA 98055
(206) 628-4625 | WEDGWOOD
8206 35th Ave N.E.
Seattle, WA 98115
(206) 628-4620 |
| | | | | WEST SEATTLE
4450 Calif. Ave S.
Seattle, WA 98111
(206) 628-4615 | | | |

82-9-172

Your Order No. 648855 Our Order No. 492117
Kocher-King County UG-1-13
SECOND REPORT

PRELIMINARY COMMITMENT FOR TITLE INSURANCE
Washington Land Title Association Form

	Amount	Premium	Sales Tax	Total
(X) Owner's standard coverage	\$1,000.00	\$50.00	\$2.65	\$52.65
() Purchaser's standard coverage	(Tentative-See Note 1)			
() Mortgagee's standard coverage				
() Mortgagee's ALTA coverage				
() Tax Registration				
()				

Date: February 16, 1983 at 8:00 A.M.

Total \$52.65

TRANSAMERICA TITLE INSURANCE COMPANY agrees to issue on request and on recording of any appropriate documents, its policy or policies as applied for, with coverage as indicated, based on this preliminary commitment that title to the property described herein is vested on the date shown above in DALE F. HIGGINS and BEVERLY J. HIGGINS, husband and wife, as to the Eastern 530 feet of the property herein described and ARNOLD N. JENSEN, as his separate estate, as to the remainder;

subject only to the exceptions shown herein and the terms, conditions and exceptions contained in the policy form. This report and commitment shall have no force or effect except as a basis for the coverage specified herein.

By *Al Beauchamp*
Title Officer

Description:

That portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 21, North, Range 6 East, W.M., lying Southerly of County Road No. 128 (S.E. Green Valley Road);
EXCEPT the West 275 feet thereof;

Situate in the County of King, State of Washington.

-continued-

NOTE: 1. Investigation should be made to determine if there are any service, installation, maintenance, or construction charges for sewer, water or electricity.

2. In the event this transaction fails to close, a cancellation fee will be charged for services rendered in accordance with our rate schedule.

8/83

VOLUNTARY OFFER OF SALE OF DEVELOPMENT RIGHTS
TO CERTAIN REAL PROPERTY IN KING COUNTY

TO: Randy Revelle, King County Executive, and the King County Council

For and in consideration of King County's review of the undersigned's application for participation in the King County Farmlands Preservation Program and the undertakings incident thereto, the undersigned hereby offers to sell and convey to King County the development rights and related interests, as described in the document of conveyance, for the following-described real property, thereby binding such property in perpetuity to the restrictions described in the document of conveyance, for the sum of \$ 12,775.00. The undersigned agrees to execute and deliver to King County at the time of closing a document transferring and conveying these development rights and related interests in the form contained in Exhibit 1 to this offer. Said conveyance shall be accompanied by such subordinations of mortgages, liens or encumbrances, and such consents, releases, deeds and other instruments, as are necessary to place King County's ownership of the development rights and related interests in a position superior to all mortgages, liens or other encumbrances, and to satisfy the requirements of King County and of title insurance companies to insure the priority of King County's interest.

The property which is the subject of this offer is legally described as follows:

(If you are offering development rights for less than the full property, please indicate description of the part of the property which is covered by the offer)

and consists of ^{10 - 3.26 =} 6.74 ^{6.71 SLN 9/27/83} acres, more or less. The offeror will reserve 1 home sites from the sale of these development rights. It is understood and agreed by the undersigned offeror that the computation of the acreage of the property offered may be subject to a survey at the request of King County to be performed by the county and billed to the undersigned at a charge not to exceed one thousand dollars (\$1,000.00), to be paid at the time of closing.

In consideration for review of this offer by King County, the undersigned offeror promises to keep this offer open for at least one hundred twenty (120) days after the date of its submission, after which time the offer shall be withdrawn only upon receipt by King County of a written retraction of the offer. Such retraction must be delivered to the King County Agriculture

Program, c/o: King County Planning and Community Development Administration, 811 Alaska Building, Seattle, WA, 98104.

If this offer is accepted, closing shall take place within sixty (60) days of the date of acceptance as indicated on the face hereof. Closing shall be performed through the King County Real Property Division. King County may elect to close at the title insurance company that insures King County's interest, in which event the closing fees will be paid by the offeror (seller). Offeror (seller) shall provide King County, at offeror's expense, with a title insurance policy acceptable to King County insuring King County's position as superior to all mortgages, liens or other encumbrances against the property.

OFFEROR:

BERNARD L. NOVACEK
(Print Name)

(Print Name)

Bernard L. Novacek
(Signature)

(Signature)

Mailing Address:

Date: _____

Submission Date: _____

Received
Accepted by: KING COUNTY

By: LeRoy Jones

Dated: 9/27/83
(Acceptance Date)

FILED FOR RECORD AT REQUEST OF

THIS SPACE PROVIDED FOR RECORDER'S USE:
OCT 23 1981
BY THE DIVISION OF
RECORDS & ELECTIONS
KING COUNTY
SALES TAX PAID ON CONTRACT AFF. NO. E451311
KING CO. RECORDS DIVISION
BY D Reinke

WHEN RECORDED RETURN TO

Name Mr. & Mrs. Bernard L. Novacek
Address 19400 S.E. Green Valley Rd.
City, State, Zip Auburn, Wa 98002

8110230122

Statutory Warranty Deed

THE GRANTOR Dale F. Higgins and Beverly J. Higgins, his wife

for and in consideration of Fulfillment of real estate contract

in hand paid, conveys and warrants to Bernard L. Novacek and Diane D. Novacek, his wife

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

Parcel 1 of Short Plat No. 477007, recorded under Recording No. 771019-0829, being a short plat of:

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 20, Township 21 North, Range 6 East, W.M., lying Northerly of County Road No. 128, and that portion of the East 584.39 feet as measured along the North line of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 21 North, Range 6 East, W.M., lying Northerly of County Road No. 128;

Situate in the County of King, State of Washington.

SUBJECT TO: Easements, reservations, restrictions and provisions of record, This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated if any. January 2, 1978, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Sales Tax was paid on this sale on January 11, 1978, Rec. No. E#451311
AF#780112-0083

Dated October, 1981

x Dale F. Higgins
Dale F. Higgins

x Beverly J. Higgins
Beverly J. Higgins

591905 DA

STATE OF WASHINGTON)
COUNTY OF King) ss.

STATE OF WASHINGTON)
ss. BELLEVUE, WASHINGTON 9

On this day personally appeared before me

Dale F. & Beverly J. Higgins to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

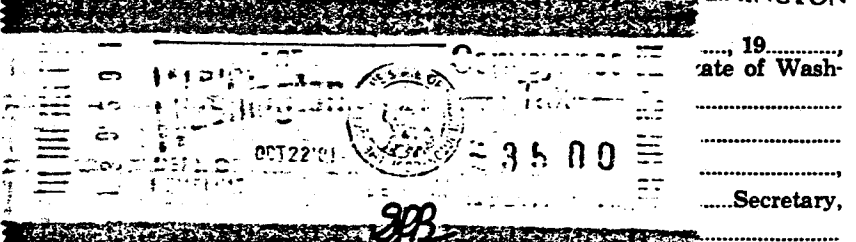
the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that
authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

GIVEN under my hand and official seal this 19 day of October, 1981.

J. E. Rickert
Notary Public in and for the State of Washington, residing at West

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at



8/83

VOLUNTARY OFFER OF SALE OF DEVELOPMENT RIGHTS
TO CERTAIN REAL PROPERTY IN KING COUNTY

TO: Randy Revelle, King County Executive, and the King County Council

For and in consideration of King County's review of the undersigned's application for participation in the King County Farmlands Preservation Program and the undertakings incident thereto, the undersigned hereby offers to sell and convey to King County the development rights and related interests, as described in the document of conveyance, for the following-described real property, thereby binding such property in perpetuity to the restrictions described in the document of conveyance, for the sum of \$ 59,750. The undersigned agrees to execute and deliver to King County at the time of closing a document transferring and conveying these development rights and related interests in the form contained in Exhibit 1 to this offer. Said conveyance shall be accompanied by such subordinations of mortgages, liens or encumbrances, and such consents, releases, deeds and other instruments, as are necessary to place King County's ownership of the development rights and related interests in a position superior to all mortgages, liens or other encumbrances, and to satisfy the requirements of King County and of title insurance companies to insure the priority of King County's interest.

The property which is the subject of this offer is legally described as follows:

(If you are offering development rights for less than the full property, please indicate description of the part of the property which is covered by the offer)

and consists of 16.83 acres, more or less. The offeror will reserve 1 home sites from the sale of these development rights. It is understood and agreed by the undersigned offeror that the computation of the acreage of the property offered may be subject to a survey at the request of King County to be performed by the county and billed to the undersigned at a charge not to exceed one thousand dollars (\$1,000.00), to be paid at the time of closing.

In consideration for review of this offer by King County, the undersigned offeror promises to keep this offer open for at least one hundred twenty (120) days after the date of its submission, after which time the offer shall be withdrawn only upon receipt by King County of a written retraction of the offer. Such retraction must be delivered to the King County Agriculture

Program, c/o: King County Planning and Community Development
Administration, 811 Alaska Building, Seattle, WA, 98104.

If this offer is accepted, closing shall take place within sixty (60) days of the date of acceptance as indicated on the face hereof. Closing shall be performed through the King County Real Property Division. King County may elect to close at the title insurance company that insures King County's interest, in which event the closing fees will be paid by the offeror (seller). Offeror (seller) shall provide King County, at offeror's expense, with a title insurance policy acceptable to King County insuring King County's position as superior to all mortgages, liens or other encumbrances against the property.

OFFEROR:

JAMES E. PETERSON
(Print Name)

(Print Name)

James E Peterson
(Signature)

(Signature)

Mailing Address:

2309 CAROLINE LANE
SO. ST. PAUL MINN 55075

Date: SEPT 25 1983

Submission Date: SEPT 25 1983

Received
Accepted by: KING COUNTY

By: Keith R. Anty

Dated: 9/27/83
(Acceptance Date)

Received

as correspondence to the office checked below:

- AUBURN**
230 Auburn Way So
Auburn, WA 98002
(206) 839-2566
- BALLARD**
6700 15th Ave NW
Seattle, WA 98117
(206) 628-4610
- BELLEVUE**
10635 N E 8th St.
Box 1493
Bellevue, WA 98009
(206) 628-4861
- BOTHELL**
17524 Bothell Way N.E.
Bothell, WA 98011
(206) 628-4606
- FEDERAL WAY**
33427 Pacific Way So.
Federal Way, WA 98003
(206) 839-3411
- ISSAQUAH**
1505 N.W. Gilman Blvd.
Issaquah, WA 98027
(206) 628-4670
- KENT**
524 West Meeker St
Kent, WA 98031
(206) 852-9634
- NORTH AURORA**
902 North 185th St
Seattle, WA 98133
(206) 628-4600
- FACTORIA**
3856 124th Ave S E
Bellevue, WA 98006
(206) 628-5973
- RENTON**
222 Williams Ave S
Renton, WA 98055
(206) 628-4625
- WEDDWOOD**
8206 35th Ave N.E.
Seattle, WA 98115
(206) 628-4620
- WEST SEATTLE**
4450 Calif Ave S.W.
Seattle, WA 98116
(206) 628-4615

County Real Property Div.
King County Admin. Bldg.
1e, WA 98104
Al Beauchamp

82-9-172
Your Order No. 648856
Petersen - King County
Our Order No. 492181
UG-1-26

THIRD REPORT
PRELIMINARY COMMITMENT FOR TITLE INSURANCE
Washington Land Title Association Form

	Amount	Premium	Sales Tax	Total
) Owner's standard coverage	\$1,000.00	\$50.00	\$2.65	\$52.65
) Purchaser's standard coverage	(Tentative-See Note 1)			
) Mortgage's standard coverage				
) Mortgage's ALTA coverage				
) Tax Registration				
)				
			Total	\$52.65

Date: April 29, 1983 at 8:00 A.M.

TRANSAMERICA TITLE INSURANCE COMPANY agrees to issue on request and on recording of any appropriate documents, its policy or policies as applied for, with coverage as indicated, based on this preliminary commitment that title to the property described herein is vested on the date shown above in

JAMES EDWARD PETERSEN, as his separate estate;

subject only to the exceptions shown herein and the terms, conditions and exceptions contained in the policy form. This report and commitment shall have no force or effect except as a basis for the coverage specified herein.

By Neil T. DeLoe
Title Officer

Description:
The East 845 feet of Government Lot 4 in Section 30, Township 21 North, Range 6 East, W.M.;
EXCEPT Green Valley Road;
Situate in the County of King, State of Washington.

NOTE: 1. Investigation should be made to determine if there are any service, installation, maintenance, or construction charges for sewer, water or electricity.
2. In the event this transaction fails to close, a cancellation fee will be charged for services rendered in accordance with our rate schedule.

8/83

VOLUNTARY OFFER OF SALE OF DEVELOPMENT RIGHTS
TO CERTAIN REAL PROPERTY IN KING COUNTY

TO: Randy Revelle, King County Executive, and the King County Council

For and in consideration of King County's review of the undersigned's application for participation in the King County Farmlands Preservation Program and the undertakings incident thereto, the undersigned hereby offers to sell and convey to King County the development rights and related interests, as described in the document of conveyance, for the following-described real property, thereby binding such property in perpetuity to the restrictions described in the document of conveyance, for the sum of \$ 173,600. The undersigned agrees to execute and deliver to King County at the time of closing a document transferring and conveying these development rights and related interests in the form contained in Exhibit 1 to this offer. Said conveyance shall be accompanied by such subordinations of mortgages, liens or encumbrances, and such consents, releases, deeds and other instruments, as are necessary to place King County's ownership of the development rights and related interests in a position superior to all mortgages, liens or other encumbrances, and to satisfy the requirements of King County and of title insurance companies to insure the priority of King County's interest.

The property which is the subject of this offer is legally described as follows:

(If you are offering development rights for less than the full property, please indicate description of the part of the property which is covered by the offer)

and consists of 28.77 acres, more or less. The offeror will reserve 2 home sites from the sale of these development rights. It is understood and agreed by the undersigned offeror that the computation of the acreage of the property offered may be subject to a survey at the request of King County to be performed by the county and billed to the undersigned at a charge not to exceed one thousand dollars (\$1,000.00), to be paid at the time of closing.

In consideration for review of this offer by King County, the undersigned offeror promises to keep this offer open for at least one hundred twenty (120) days after the date of its submission, after which time the offer shall be withdrawn only upon receipt by King County of a written retraction of the offer. Such retraction must be delivered to the King County Agriculture

Program, c/o: King County Planning and Community Development
Administration, 811 Alaska Building, Seattle, WA, 98104.

If this offer is accepted, closing shall take place within sixty (60) days of the date of acceptance as indicated on the face hereof. Closing shall be performed through the King County Real Property Division. King County may elect to close at the title insurance company that insures King County's interest, in which event the closing fees will be paid by the offeror (seller). Offeror (seller) shall provide King County, at offeror's expense, with a title insurance policy acceptable to King County insuring King County's position as superior to all mortgages, liens or other encumbrances against the property.

OFFEROR:

THOMAS A RASMUSSEN
(Print Name)

Joanne Rasmussen
(Print Name)

Thomas A Rasmussen
(Signature)

Joanne Rasmussen
(Signature)

Mailing Address:

16512 SE Green Valley Rd
Auburn, Wa 98002

Date: 9-28-83

Submission Date: _____

Received

Accepted by: KING COUNTY

By: LeRoy P Jones

Dated: 9/28/83
(Acceptance Date)

no address correspondence to the office checked below:

- | | | | | | | | |
|--|--|---|--|---|---|---|--|
| <input type="checkbox"/> BAIRN
Park Place
1st Ave at University St
Seattle, WA 98101
(206) 626-4676 | <input type="checkbox"/> AUBURN
230 Auburn Way So.
Auburn, WA 98002
(206) 836-2566 | <input type="checkbox"/> BALLARD
8700 15th Ave. N.W.
Seattle, WA 98117
(206) 826-4610 | <input type="checkbox"/> BELLEVUE
10835 N.E. 8th St.
Box 1483
Bellevue, WA 98008
(206) 626-4661 | <input type="checkbox"/> BOTHELL
17824 Bothell Way N.E.
Bothell, WA 98011
(206) 626-4606 | <input type="checkbox"/> FEDERAL WAY
23427 Pacific Hwy So.
Federal Way, WA 98003
(206) 836-3411 | <input type="checkbox"/> ISSAQUAH
1205 N.W. Gilman Blvd
Issaquah, WA 98027
(206) 826-4670 | <input type="checkbox"/> KENT
524 West Meeker St
Kent, WA 98031
(206) 852-6634 |
| <input type="checkbox"/> NORTH AURORA
802 North 18th St
Seattle, WA 98133
(206) 626-4600 | <input type="checkbox"/> FACTORIA
3654 124th Ave S E
Bellevue, WA 98006
(206) 626-3673 | <input type="checkbox"/> RENTON
222 Williams Ave S
Renton, WA 98055
(206) 626-4625 | <input type="checkbox"/> WEDGWOOD
6206 35th Ave N E
Seattle, WA 98115
(206) 626-4620 | <input type="checkbox"/> WEST SEATTLE
4450 Calif Ave S W
Seattle, WA 98116
(206) 626-4615 | | | |

King County Real Property Div.
10-A King County Admin. Bldg.
Seattle, WA 98104
ATTN: Al Beauchamp

82-9-172
Your Order No. 648857 Our Order No. 492066
Rasmussen - King County UG-1-27

THIRD REPORT
PRELIMINARY COMMITMENT FOR TITLE INSURANCE
Washington Land Title Association Form

	Amount	Premium	Sales Tax	Total
(X) Owner's standard coverage	\$1,000.00	\$50.00	\$2.65	\$52.65
() Purchaser's standard coverage	(Tentative-See Note 1)			
() Mortgagee's standard coverage				
() Mortgagee's ALTA coverage				
() Tax Registration				
()				
			Total	<u>\$52.65</u>

Date: April 14, 1983 at 8:00 A.M.

TRANSAMERICA TITLE INSURANCE COMPANY agrees to issue on request and on recording of any appropriate documents, its policy or policies as applied for, with coverage as indicated, based on this preliminary commitment that title to the property described herein is vested on the date shown above in

John E. MC HUGH, MICHAEL P. MC HUGH, THOMAS MC HUGH, JOSEPH L. MC HUGH, and KATHERINE ELIZABETH MC HUGH, each as his separate estate, each as to an undivided 1/5 interest; subject only to the exceptions shown herein and the terms, conditions and exceptions contained in the policy form. This report and commitment shall have no force or effect except as a basis for the coverage specified herein.

By Neil T. DeGorjer
Neil T. DeGorjer, Title Officer
(628-4645)

Description:
Lot 1 of Short Plat No. 381059, according to the Short Plat Survey recorded under King County Recording No. 811013-0580;

Situate in the County of King, State of Washington.

- continued -

-continued-

NOTE: 1. Investigation should be made to determine if there are any service, installation, maintenance, or construction charges for sewer, water or electricity.
2. In the event this transaction fails to close, a cancellation fee will be charged for services rendered in accordance with our rate schedule.

8/83

VOLUNTARY OFFER OF SALE OF DEVELOPMENT RIGHTS
TO CERTAIN REAL PROPERTY IN KING COUNTY

TO: Randy Revelle, King County Executive, and the King County Council

For and in consideration of King County's review of the undersigned's application for participation in the King County Farmlands Preservation Program and the undertakings incident thereto, the undersigned hereby offers to sell and convey to King County the development rights and related interests, as described in the document of conveyance, for the following-described real property, thereby binding such property in perpetuity to the restrictions described in the document of conveyance, for the sum of \$91,900. The undersigned agrees to execute and deliver to King County at the time of closing a document transferring and conveying these development rights and related interests in the form contained in Exhibit 1 to this offer. Said conveyance shall be accompanied by such subordinations of mortgages, liens or encumbrances, and such consents, releases, deeds and other instruments, as are necessary to place King County's ownership of the development rights and related interests in a position superior to all mortgages, liens or other encumbrances, and to satisfy the requirements of King County and of title insurance companies to insure the priority of King County's interest.

The property which is the subject of this offer is legally described as follows:

(If you are offering development rights for less than the full property, please indicate description of the part of the property which is covered by the offer)

and consists of 38.32 acres, more or less. The offeror will reserve 2 home sites from the sale of these development rights. It is understood and agreed by the undersigned offeror that the computation of the acreage of the property offered may be subject to a survey at the request of King County to be performed by the county and billed to the undersigned at a charge not to exceed one thousand dollars (\$1,000.00), to be paid at the time of closing.

In consideration for review of this offer by King County, the undersigned offeror promises to keep this offer open for at least one hundred twenty (120) days after the date of its submission, after which time the offer shall be withdrawn only upon receipt by King County of a written retraction of the offer. Such retraction must be delivered to the King County Agriculture

Program, c/o: King County Planning and Community Development Administration, 811 Alaska Building, Seattle, WA, 98104.

If this offer is accepted, closing shall take place within sixty (60) days of the date of acceptance as indicated on the face hereof. Closing shall be performed through the King County Real Property Division. King County may elect to close at the title insurance company that insures King County's interest, in which event the closing fees will be paid by the offeror (seller). Offeror (seller) shall provide King County, at offeror's expense, with a title insurance policy acceptable to King County insuring King County's position as superior to all mortgages, liens or other encumbrances against the property.

OFFEROR:

Garth L Ray
(Print Name)

(Print Name)

Garth L Ray
(Signature)

(Signature)

Mailing Address:

15502 SE 352

Auburn, Wa 98002

Date: _____

Submission Date: _____

Received
Accepted by: KING COUNTY

By: LeRoy A Jones

Dated: 9/26/83
(Acceptance Date)

Please address correspondence to the office checked below:

- | | | | | | | | |
|--|---|--|---|---|--|---|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| MAIN
Park Place
6th Ave. at University St.
Seattle, WA 98101
(206) 628-4676 | AUBURN
230 Auburn Way So.
Auburn, WA 98002
(206) 839-2566 | BALLARD
6700 15th Ave. N.W.
Seattle, WA 98117
(206) 628-4610 | BELLEVUE
10635 N.E. 8th St.
Box 1493
Bellevue, WA 98009
(206) 628-4661 | BOTHELL
17524 Bothell Way N.E.
Bothell, WA 98011
(206) 628-4606 | FEDERAL WAY
33427 Pacific Hwy So.
Federal Way, WA 98003
(206) 838-3411 | ISSAQUAH
1595 N.W. Gilman Blvd.
Issaquah, WA 98027
(206) 628-4870 | KENT
524 West Meeker St.
Kent, WA 98031
(206) 852-8634 |

King County Real Property Div.
500-A King County Admin. Bldg.
Seattle, WA 98104
ATTN: Al Beauchamp

- | | | | | |
|---|---|---|---|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| NORTH AURORA
902 North 185th St.
Seattle, WA 98133
(206) 628-4600 | FACTORIA
3856 124th Ave. S.E.
Bellevue, WA 98006
(206) 628-5973 | RENTON
222 Williams Ave. S.
Renton, WA 98055
(206) 628-4625 | WEDGWOOD
8206 35th Ave. N.E.
Seattle, WA 98115
(206) 628-4620 | WEST SEATTLE
4450 Calif. Ave. S.W.
Seattle, WA 98116
(206) 628-4615 |

82-9-172
Your Order No. 648859
Ray - King County

Our Order No. 492140
UG-1-28

SECOND REPORT

PRELIMINARY COMMITMENT FOR TITLE INSURANCE
Washington Land Title Association Form

	Amount	Premium	Sales Tax	Total
(X) Owner's standard coverage	\$1,000.00	\$50.00	\$2.65	\$52.65
() Purchaser's standard coverage	(Tentative-See Note 1)			
() Mortgagee's standard coverage				
() Mortgagee's ALTA coverage				
() Tax Registration				
()				
			Total	<u>\$52.65</u>

Date: February 18, 1983 at 8:00 A.M.

TRANSAMERICA TITLE INSURANCE COMPANY agrees to issue on request and on recording of any appropriate documents, its policy or policies as applied for, with coverage as indicated, based on this preliminary commitment that title to the property described herein is vested on the date shown above in GARTH L. RAY for life, with remainder in GEORGE E. RAY, RODNEY L. RAY and GWYNLLYN L. VUKICH, each as to an undivided interest and each as their separate estates;

subject only to the exceptions shown herein and the terms, conditions and exceptions contained in the policy form. This report and commitment shall have no force or effect except as a basis for the coverage specified herein.

By *West A. G. G. G.*
Title Officer

Description:

The Southeast 1/4 of the Southwest 1/4 of Section 23, Township 21 North, Range 5 East, W.M.;
EXCEPT that portion thereof for S.E. Green Valley Road (S.E. 352nd St.)

Situate in the County of King, State of Washington.

- continued -

CZ

NOTE: 1. Investigation should be made to determine if there are any service, installation, maintenance, or construction charges for sewer, water or electricity.

2. In the event this transaction fails to close, a cancellation fee will be charged for services rendered in accordance with our rate schedule.

8/83

VOLUNTARY OFFER OF SALE OF DEVELOPMENT RIGHTS
TO CERTAIN REAL PROPERTY IN KING COUNTY

TO: Randy Revelle, King County Executive, and the King County Council

For and in consideration of King County's review of the undersigned's application for participation in the King County Farmlands Preservation Program and the undertakings incident thereto, the undersigned hereby offers to sell and convey to King County the development rights and related interests, as described in the document of conveyance, for the following-described real property, thereby binding such property in perpetuity to the restrictions described in the document of conveyance, for the sum of \$239,725. The undersigned agrees to execute and deliver to King County at the time of closing a document transferring and conveying these development rights and related interests in the form contained in Exhibit 1 to this offer. Said conveyance shall be accompanied by such subordinations of mortgages, liens or encumbrances, and such consents, releases, deeds and other instruments, as are necessary to place King County's ownership of the development rights and related interests in a position superior to all mortgages, liens or other encumbrances, and to satisfy the requirements of King County and of title insurance companies to insure the priority of King County's interest.

The property which is the subject of this offer is legally described as follows:

(If you are offering development rights for less than the full property, please indicate description of the part of the property which is covered by the offer)

and consists of ^{90.13 ac}~~239.72~~ acres, more or less. The offeror will reserve 3 home sites from the sale of these development rights. It is understood and agreed by the undersigned offeror that the computation of the acreage of the property offered may be subject to a survey at the request of King County to be performed by the county and billed to the undersigned at a charge not to exceed one thousand dollars (\$1,000.00), to be paid at the time of closing.

In consideration for review of this offer by King County, the undersigned offeror promises to keep this offer open for at least one hundred twenty (120) days after the date of its submission, after which time the offer shall be withdrawn only upon receipt by King County of a written retraction of the offer. Such retraction must be delivered to the King County Agriculture

Program, c/o: King County Planning and Community Development Administration, 811 Alaska Building, Seattle, WA, 98104.

If this offer is accepted, closing shall take place within sixty (60) days of the date of acceptance as indicated on the face hereof. Closing shall be performed through the King County Real Property Division. King County may elect to close at the title insurance company that insures King County's interest, in which event the closing fees will be paid by the offeror (seller). Offeror (seller) shall provide King County, at offeror's expense, with a title insurance policy acceptable to King County insuring King County's position as superior to all mortgages, liens or other encumbrances against the property.

OFFEROR:

Alyce P Young
(Print Name)

(Print Name)

Alyce P Young
(Signature)

(Signature)

Mailing Address:

18204 Green Valley Blvd NE
Suburb, Wash, 98052

Date: Sept 25 '83

Submission Date: Sept 25 '83

Received
Accepted by: KING COUNTY

By: Keith R. Art

Dated: 9/27/83
(Acceptance Date)

UQ-1-35

FOURTH REPORT

May 5, 1983

DESCRIPTION:

Tract 1:

The South 1/2 of Government Lot 4 in Section 19, Township 21 North, Range 6 East, W.M.;
EXCEPT the East 30 feet thereof;

Situate in the County of King, State of Washington.

Tract 2:

The Northwest 1/4 of Section 30, Township 21 North, Range 6 East, W.M.;
EXCEPT the West 330 feet of that portion lying North of S.E. Green Valley Road;
EXCEPT the East 845 feet of Government Lot 4;
EXCEPT Government Lot 6;
EXCEPT that portion thereof lying within the bed and shores of the Green River, as said river was located on May 1, 1983;
EXCEPT portion within S.E. Green Valley Road;
AND EXCEPT portion lying within S.E. 360th St.;

(ALSO KNOWN AS Government Lots 7 and 8 and portions of Government Lots 4 and 5);

Situate in the County of King, State of Washington.

VOLUNTARY OFFER OF SALE OF DEVELOPMENT RIGHTS
TO CERTAIN REAL PROPERTY IN KING COUNTY

TO: Randy Revelle, King County Executive, and the King County Council

For and in consideration of King County's review of the undersigned's application for participation in the King County Farmlands Preservation Program and the undertakings incident thereto, the undersigned hereby offers to sell and convey to King County the development rights and related interests, as described in the document of conveyance, for the following-described real property, thereby binding such property in perpetuity to the restrictions described in the document of conveyance, for the sum of \$ 941,880. The undersigned agrees to execute and deliver to King County at the time of closing a document transferring and conveying these development rights and related interests in the form contained in Exhibit 1 to this offer. Said conveyance shall be accompanied by such subordinations of mortgages, liens or encumbrances, and such consents, releases, deeds and other instruments, as are necessary to place King County's ownership of the development rights and related interests in a position superior to all mortgages, liens or other encumbrances, and to satisfy the requirements of King County and of title insurance companies to insure the priority of King County's interest.

The property which is the subject of this offer is legally described as follows:

(If you are offering development rights for less than the full property, please indicate description of the part of the property which is covered by the offer)

and consists of 90 acres, more or less. The offeror will reserve 1 home sites from the sale of these development rights. It is understood and agreed by the undersigned offeror that the computation of the acreage of the property offered may be subject to a survey at the request of King County to be performed by the county and billed to the undersigned at a charge not to exceed one thousand dollars (\$1,000.00), to be paid at the time of closing.

In consideration for review of this offer by King County, the undersigned offeror promises to keep this offer open for at least one hundred twenty (120) days after the date of its submission, after which time the offer shall be withdrawn only upon receipt by King County of a written retraction of the offer. Such retraction must be delivered to the King County Agriculture

Program, c/o: King County Planning and Community Development Administration, 811 Alaska Building, Seattle, WA, 98104.

If this offer is accepted, closing shall take place within sixty (60) days of the date of acceptance as indicated on the face hereof. Closing shall be performed through the King County Real Property Division. King County may elect to close at the title insurance company that insures King County's interest, in which event the closing fees will be paid by the offeror (seller). Offeror (seller) shall provide King County, at offeror's expense, with a title insurance policy acceptable to King County insuring King County's position as superior to all mortgages, liens or other encumbrances against the property.

Premise #1

PARCEL LG-1-09
OFFEROR:

Baem Properties
(Print Name)

(Print Name)

Rahel S. Kuzman, agent
(Signature)

(Signature)

Mailing Address:

% James Curran

Date: 9-22-83

Submission Date: 9-23

Received

Accepted by: KING COUNTY

By: ~~Mr.~~ LeRoy O Jones

Dated: 9/22/83
(Acceptance Date)

TENANTS IN COMMON
Signature Page
Page One

CALLED - "OK"

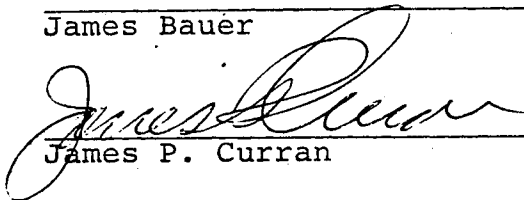
Val Bain

Donald A. Bell

Juanita Bell

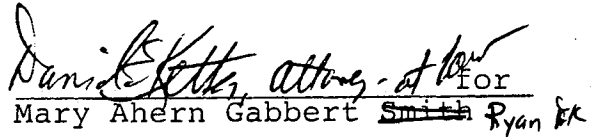
James Bauer

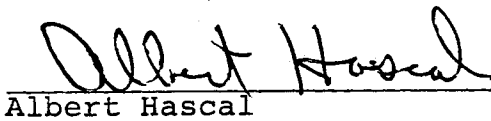
Dorothy Bauer

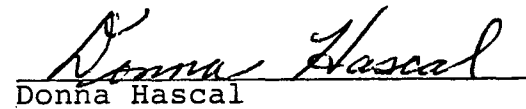

James P. Curran


Mabel L. Curran

By: _____ for
Dietzen, Inc.

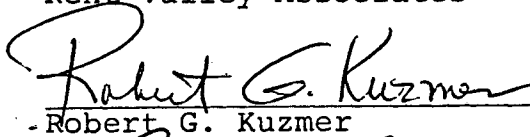
 *Daniel E. Ketter, atty. at law* for
Mary Ahern Gabbert ~~Smith~~ Ryan *EX*


Albert Hascal

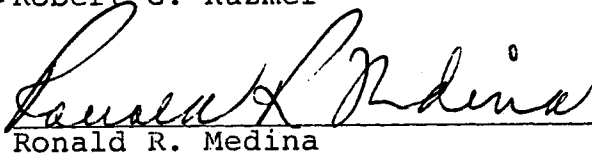

Donna Hascal

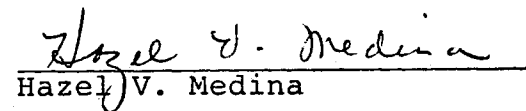
_____ for
Kent Valley Associates

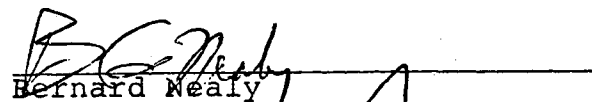
_____ for
Picardo Farms


Robert G. Kuzmer

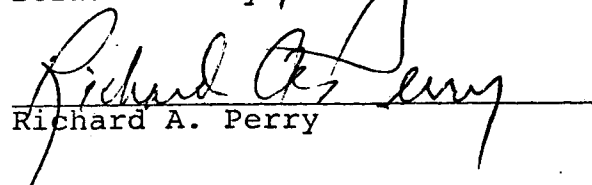

Lucille N. Kuzmer

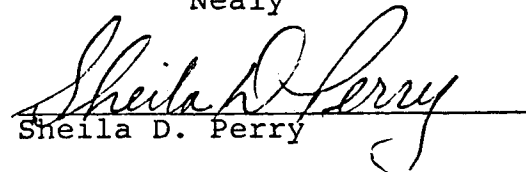

Ronald R. Medina


Hazel V. Medina


Bernard Nealy

_____ Nealy

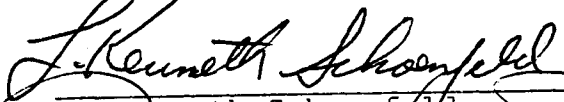

Richard A. Perry



Sheila D. Perry

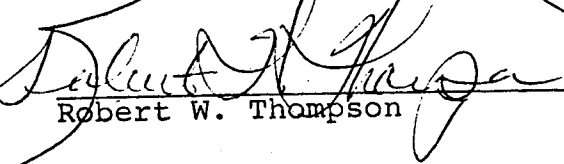
TENANTS IN COMMON
Signature Page
Page Two

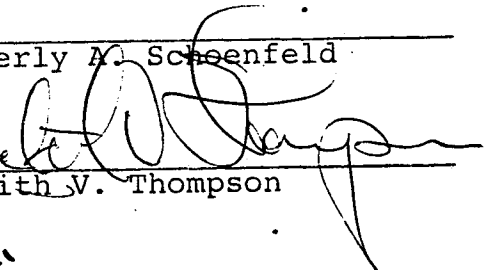

Donald A. Rottle



Carole L. Rottle


L. Kenneth Schoenfeld



Beverly M. Schoenfeld


Robert W. Thompson


Judith V. Thompson


Edward P. Willms

— "ON VACATION" —


Wilma C. Willms

8/83

VOLUNTARY OFFER OF SALE OF DEVELOPMENT RIGHTS
TO CERTAIN REAL PROPERTY IN KING COUNTY

TO: Randy Revelle, King County Executive, and the King County Council

For and in consideration of King County's review of the undersigned's application for participation in the King County Farmlands Preservation Program and the undertakings incident thereto, the undersigned hereby offers to sell and convey to King County the development rights and related interests, as described in the document of conveyance, for the following-described real property, thereby binding such property in perpetuity to the restrictions described in the document of conveyance, for the sum of \$ 941,880. The undersigned agrees to execute and deliver to King County at the time of closing a document transferring and conveying these development rights and related interests in the form contained in Exhibit 1 to this offer. Said conveyance shall be accompanied by such subordinations of mortgages, liens or encumbrances, and such consents, releases, deeds and other instruments, as are necessary to place King County's ownership of the development rights and related interests in a position superior to all mortgages, liens or other encumbrances, and to satisfy the requirements of King County and of title insurance companies to insure the priority of King County's interest.

The property which is the subject of this offer is legally described as follows:

(If you are offering development rights for less than the full property, please indicate description of the part of the property which is covered by the offer)

and consists of 90 acres, more or less. The offeror will reserve 7 home sites from the sale of these development rights. It is understood and agreed by the undersigned offeror that the computation of the acreage of the property offered may be subject to a survey at the request of King County to be performed by the county and billed to the undersigned at a charge not to exceed one thousand dollars (\$1,000.00), to be paid at the time of closing.

In consideration for review of this offer by King County, the undersigned offeror promises to keep this offer open for at least one hundred twenty (120) days after the date of its submission, after which time the offer shall be withdrawn only upon receipt by King County of a written retraction of the offer. Such retraction must be delivered to the King County Agriculture

Program, c/o: King County Planning and Community Development Administration, 811 Alaska Building, Seattle, WA, 98104.

If this offer is accepted, closing shall take place within sixty (60) days of the date of acceptance as indicated on the face hereof. Closing shall be performed through the King County Real Property Division. King County may elect to close at the title insurance company that insures King County's interest, in which event the closing fees will be paid by the offeror (seller). Offeror (seller) shall provide King County, at offeror's expense, with a title insurance policy acceptable to King County insuring King County's position as superior to all mortgages, liens or other encumbrances against the property.

OFFEROR:

Faem Properties
(Print Name)

(Print Name)

Rahut G. Kuzman
(Signature)

(Signature)

Mailing Address:

90 J. Curran
P.O. Box 1126

Kent
98032

Date: 9-22-83

Submission Date: 9-23-83


Accepted by: KING COUNTY

By: _____

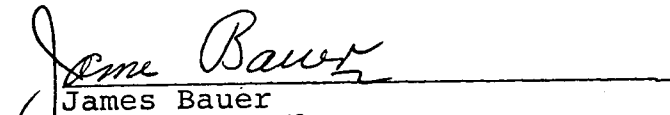
Dated: _____
(Acceptance Date)

TENANTS IN COMMON
Signature Page
Page One

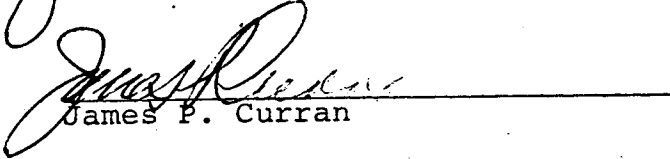
Val Bain

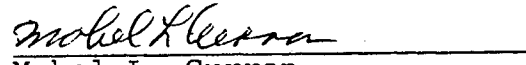

Donald A. Bell


Juanita Bell

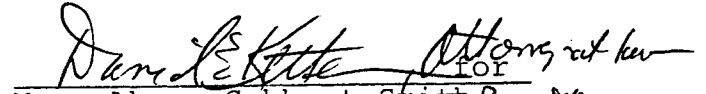

James Bauer



Dorothy Bauer



James P. Curran


Mabel L. Curran

By: _____ for
Dietzen, Inc.


 *Attorney at Law*
Mary Ahern Gabbert *Smith Ryan & Co.*


Albert Hascal


Donna Hascal

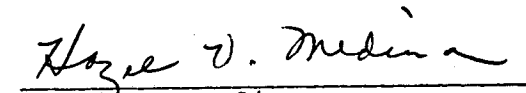

Kenneth G. Benson for
Kent Valley Associates

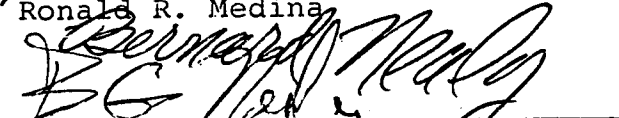
_____ for
Picardo Farms



Robert G. Kuzmer

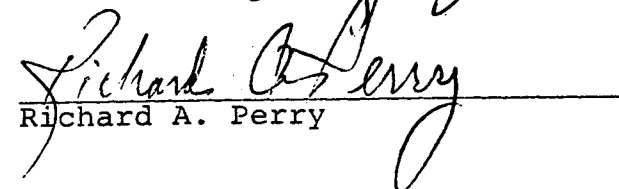
_____ for
Lucille N. Kuzmer

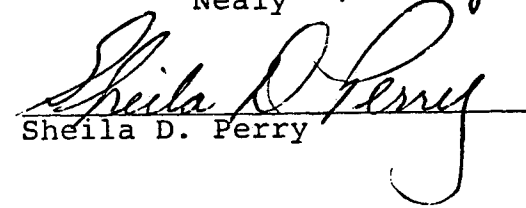

Ronald R. Medina


Hazel V. Medina



Bernard Nealy


Bertreud W. Nealy



Richard A. Perry


Sheila D. Perry

TENANTS IN COMMON
Signature Page
Page Two


Donald A. Rottle


Carole L. Rottle


L. Kenneth Schoenfeld


Beverly A. Schoenfeld


Robert W. Thompson


Judith V. Thompson

Edward P. Willms

Wilma C. Willms

LG-1-09

SECOND REPORT

March 9, 1983

DESCRIPTION:

PARCEL 1:

OK
That portion of the Southeast 1/4 of the Northwest 1/4 of Section 35, Township 22 North, Range 4 East, W.M., lying Easterly of Harry A. Able Road No. 2515 (56th Ave. S.) (55th Ave. S.) and Southerly of the South line of that certain tract of land conveyed to King County for widening of L. Y. Gilbert Rd. No. 774 (S. 272nd St. and S. 277th St. Extension) (S. 277th St.) by deed recorded under Recording No. 711116-0149; EXCEPT the East 30 feet thereof as conveyed to King County for N. J. Steigleder Rd. No. 921 (59th Ave. S.);

SECOND REPORT

Order No. 492084

LG-1-09

April 19, 1983

DESCRIPTION:

PARCEL 3:

OK That portion of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 35, Township 22 North, Range 4 East, W.M., lying Southerly of the South line of that certain tract of land conveyed to King County for widening of L.Y. Gilbert Road No. 774 (S. 272nd St. and S. 277th St. Extension) (S. 277th St.) by deed recorded under Recording No. 711116-0149)

PARCEL 4:

~~AND~~ that portion of ~~said~~ Southeast 1/4 of the Northeast 1/4 described as follows:

OK Beginning at a point where the West line of said Southeast 1/4 of the Northeast 1/4 intersects the center line of S. 277th St. (L.Y. Gilbert Road No. 774);

thence running South 741.45 feet, more or less, to the North line of the South 10 acres of said Southeast 1/4 of the Northeast 1/4;

thence East 117.5 feet;

thence North 741.45 feet to the center of said road;

thence West 117.5 feet along the center of said road to the point of beginning;

EXCEPT that portion lying North of the South line of the certain tract of land conveyed to King County for widening of L.Y. Gilbert Road No. 774 (S. 272nd St. and S. 277th St. Extension) (S. 277th St.) by deed recorded under Recording No. 711116-0149;

PARCEL 5:

OK The East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 35, Township 22 North, Range 4 East, W.M.;

PARCEL 6:

OK The West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 35, Township 22 North, Range 4 East, W.M., and the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 35, lying Southerly of the South line of that certain tract of land conveyed to King County for widening of L. Y. Gilbert Road No. 774 (S. 272nd St. and S. 277th St. Extension) (S. 277th St.) by deed recorded under Recording No. 711116-0149;

EXCEPT the West 30 feet from the above described Parcels as condemned in King County Superior Court Cause No. 88946 for N. J. Steigleder Rd. No. 921 (59th Ave. S.);

ALL situate in the County of King, State of Washington.

8/83

VOLUNTARY OFFER OF SALE OF DEVELOPMENT RIGHTS
TO CERTAIN REAL PROPERTY IN KING COUNTY

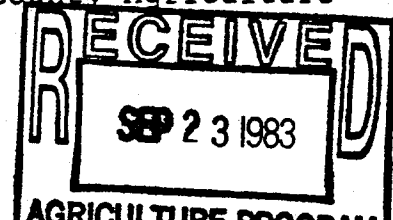
TO: Randy Revelle, King County Executive, and the King County Council

For and in consideration of King County's review of the undersigned's application for participation in the King County Farmlands Preservation Program and the undertakings incident thereto, the undersigned hereby offers to sell and convey to King County the development rights and related interests, as described in the document of conveyance, for the following-described real property, thereby binding such property in perpetuity to the restrictions described in the document of conveyance, for the sum of \$ 606,000.00. The undersigned agrees to execute and deliver to King County at the time of closing a document transferring and conveying these development rights and related interests in the form contained in Exhibit 1 to this offer. Said conveyance shall be accompanied by such subordinations of mortgages, liens or encumbrances, and such consents, releases, deeds and other instruments, as are necessary to place King County's ownership of the development rights and related interests in a position superior to all mortgages, liens or other encumbrances, and to satisfy the requirements of King County and of title insurance companies to insure the priority of King County's interest.

the following described real estate, situated in the County of King, State of Washington: That portion of Gov. Lot 3 and the east $\frac{1}{2}$ of the northwest $\frac{1}{4}$ of Sec. 26, T 22 N, R 4 E.W.M., described as follows: Beg. at the NW corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Sec. 26; thence S 1782 Feet; thence east 1320 ft.; thence north 792 ft.; thence east 660 ft.; thence N 17° east to the White River; thence NWly along said river to the north line of said Sec. 26; thence west along said North line to the P. O. B.; EXCEPT County Road; together with an easement over, across and under the south 5 feet of Gov. Lot 10 in Sec. 23, T 22 N, R 4 E.W.M., adjoining said premises on the north, for ingress and egress and for water pipe line to and from a well as now located on said Gov. Lot 10 at a point 5 feet north of the north line of said premises and 20 feet west of the County road (known as Frager road).

rights. It is understood and agreed by the undersigned offeror that the computation of the acreage of the property offered may be subject to a survey at the request of King County to be performed by the county and billed to the undersigned at a charge not to exceed one thousand dollars (\$1,000.00), to be paid at the time of closing.

In consideration for review of this offer by King County, the undersigned offeror promises to keep this offer open for at least one hundred twenty (120) days after the date of its submission, after which time the offer shall be withdrawn only upon receipt by King County of a written retraction of the offer. Such retraction must be delivered to the King County Agriculture



Program, c/o: King County Planning and Community Development Administration, 811 Alaska Building, Seattle, WA, 98104.

If this offer is accepted, closing shall take place within sixty (60) days of the date of acceptance as indicated on the face hereof. Closing shall be performed through the King County Real Property Division. King County may elect to close at the title insurance company that insures King County's interest, in which event the closing fees will be paid by the offeror (seller). Offeror (seller) shall provide King County, at offeror's expense, with a title insurance policy acceptable to King County insuring King County's position as superior to all mortgages, liens or other encumbrances against the property.

MAZEL ASSOCIATES

OFFEROR:

George Kargianis partner
(Print Name)
GEORGE KARGIANIS
JOHN L. HAY partner
(Print Name)
[Signature]
(Signature)

(Signature)

Mailing Address:

1402 NORTON BLDG
SEATTLE WA 98104

Date: Sept 23 1983

Submission Date: Sept 23 1983

Received

Accepted by: KING COUNTY

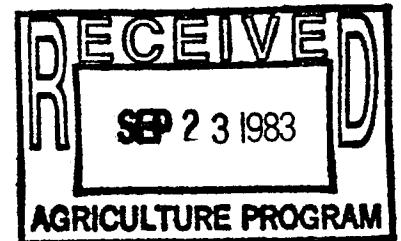
By: [Signature]

Office of Agriculture

Dated: 9/23/83 1:12 PM

(Acceptance Date)

Received



SECOND REPORT

March 9, 1983

Order No. 492071

LQ-1-11

DESCRIPTION:

That portion of Government Lot 3 and the East 1/2 of the Northwest 1/4 of Section 26, Township 22 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 26;
thence South 1,782 feet;
thence East 1,320 feet;
thence North 792 feet;
thence East 660 feet;
thence North 17° East to the White River;
thence Northwesterly along said river to the North line of said Section 26;
thence West along said North line to the point of beginning;
EXCEPT Frager Road;

Situate in the County of King, State of Washington.

8/83

VOLUNTARY OFFER OF SALE OF DEVELOPMENT RIGHTS
TO CERTAIN REAL PROPERTY IN KING COUNTY

TO: Randy Revelle, King County Executive, and the King County Council

For and in consideration of King County's review of the undersigned's application for participation in the King County Farmlands Preservation Program and the undertakings incident thereto, the undersigned hereby offers to sell and convey to King County the development rights and related interests, as described in the document of conveyance, for the following-described real property, thereby binding such property in perpetuity to the restrictions described in the document of conveyance, for the sum of \$ 1,528,000. The undersigned agrees to execute and deliver to King County at the time of closing a document transferring and conveying these development rights and related interests in the form contained in Exhibit 1 to this offer. Said conveyance shall be accompanied by such subordinations of mortgages, liens or encumbrances, and such consents, releases, deeds and other instruments, as are necessary to place King County's ownership of the development rights and related interests in a position superior to all mortgages, liens or other encumbrances, and to satisfy the requirements of King County and of title insurance companies to insure the priority of King County's interest.

The property which is the subject of this offer is legally described as follows: Tax Account No.'s

262204-9016-03
262204-9014-05
262204-9010-09

(If you are offering development rights for less than the full property, please indicate description of the part of the property which is covered by the offer)

and consists of 159.23 acres, more or less. The offeror will reserve -0- home sites from the sale of these development rights. It is understood and agreed by the undersigned offeror that the computation of the acreage of the property offered may be subject to a survey at the request of King County to be performed by the county and billed to the undersigned at a charge not to exceed one thousand dollars (\$1,000.00), to be paid at the time of closing.

In consideration for review of this offer by King County, the undersigned offeror promises to keep this offer open for at least one hundred twenty (120) days after the date of its submission, after which time the offer shall be withdrawn only upon receipt by King County of a written retraction of the offer. Such retraction must be delivered to the King County Agriculture

Program, c/o: King County Planning and Community Development Administration, 811 Alaska Building, Seattle, WA, 98104.

If this offer is accepted, closing shall take place within sixty (60) days of the date of acceptance as indicated on the face hereof. Closing shall be performed through the King County Real Property Division. King County may elect to close at the title insurance company that insures King County's interest, in which event the closing fees will be paid by the offeror (seller). Offeror (seller) shall provide King County, at offeror's expense, with a title insurance policy acceptable to King County insuring King County's position as superior to all mortgages, liens or other encumbrances against the property.

OFFEROR:

SMITH BROTHERS FARMS, INC.
(Print Name)

DANIEL P. Smith
(Print Name)

By: *Daniel P. Smith*
(Signature) Daniel P. Smith, Pres.

Alexis I. Koester
(Signature) Alexis I. Koester, Sec'y.

Mailing Address:

P.O. Box 778
Kent, Wa. 98032

Date: 9-14-83

Submission Date: 9-14-83

Received
Accepted by: KING COUNTY
By: *Keith R. Ault*
Office of Agriculture
Dated: 9/15/83
(Acceptance Date)
Received

ADDENDUM TO VOLUNTARY OFFER OF SALE OF DEVELOPMENT RIGHTS

The offeror will consider participation in the Closed End Fund as partial payment of the sale price of the above identified Development Rights.

A handwritten signature in cursive script, appearing to read "David P. Smith", written over a horizontal line.

Signature

9/14/83

DESCRIPTION:

Government Lots 5, 6 and 7, and the East 1/2 of the Southwest 1/4
ALL in Section 26, Township 22 North, Range 4 East, W.M.,
EXCEPT roads;
Situate in the County of King, State of Washington.

VOLUNTARY OFFER OF SALE OF DEVELOPMENT RIGHTS
TO CERTAIN REAL PROPERTY IN KING COUNTY

TO: Randy Revelle, King County Executive, and the King County Council

For and in consideration of King County's review of the undersigned's application for participation in the King County Farmlands Preservation Program and the undertakings incident thereto, the undersigned hereby offers to sell and convey to King County the development rights and related interests, as described in the document of conveyance, for the following-described real property, thereby binding such property in perpetuity to the restrictions described in the document of conveyance, for the sum of \$ 78,700⁰⁰. The undersigned agrees to execute and deliver to King County at the time of closing a document transferring and conveying these development rights and related interests in the form contained in Exhibit 1 to this offer. Said conveyance shall be accompanied by such subordinations of mortgages, liens or encumbrances, and such consents, releases, deeds and other instruments, as are necessary to place King County's ownership of the development rights and related interests in a position superior to all mortgages, liens or other encumbrances, and to satisfy the requirements of King County and of title insurance companies to insure the priority of King County's interest.

The property which is the subject of this offer is legally described as follows:

(If you are offering development rights for less than the full property, please indicate description of the part of the property that is covered by the offer)

and consists of 9.84 acres, more or less. The offeror will reserve 0 home sites from the sale of these development rights. It is understood and agreed by the undersigned offeror that the computation of the acreage of the property offered may be subject to a survey to be performed by the county and billed to the undersigned at a charge of \$_____.

In consideration for review of this offer by King County, the undersigned offeror promises to keep this offer open for at least 120 days after the date of its submission, after which time the offer shall be withdrawn only upon receipt by King County of a written retraction of the offer. Such retraction must be

delivered to the Agriculture Program, c/o: King County Planning and Community Development Administration, 811 Alaska Building, Seattle, WA, 98104; ATTN: Agriculture Program.

If this offer is accepted, closing shall take place within sixty (60) days of the date of acceptance as indicated on the face hereof. Closing shall be performed through the King County Real Property Division. King County may elect to close at the title insurance company that insures King County's interest, in which event the closing fees will be paid by the offeror (seller). Offeror (seller) shall provide King County, at offeror's expense, with a title insurance policy acceptable to King County insuring King County's position as superior to all mortgages, liens and other encumbrances against the property.

OFFEROR:

Scott E. Bergevin
(Print Name)

Marci Bergevin
(Print Name)

X Scott E. Bergevin
(Signature)

X Marci L. Bergevin
(Signature)

Mailing Address:

8200 164th Ave. N.E.
Redmond, WA 98052

Received
Accepted by: KING COUNTY

By: Kerith R. Arly
Office of Agriculture

Dated: 9/23/83 10²⁷ am
(Acceptance Date)

Received

0517k

Please address correspondence to the office checked below:



BELLEVUE
10635 N.E. 8th St.
Box 1493
Bellevue, WA 98009
(206) 628-4661



MAIN
Park Place
6th Ave. at University St.
Seattle, WA 98101
(206) 628-4676



FACTORIA
12400 S.E. 38th St.
Bellevue, WA 98006
(206) 628-5873

King County
Real Property Division
500A King County Administration
Building
500 Fourth Avenue
Seattle, WA 98104
Attn: Al Beauchamp

Our Order No. 782600

Your Order No. 648966

SM-1-03

King County

PRELIMINARY COMMITMENT FOR TITLE INSURANCE
Washington Land Title Association Form

	Amount	Premium	Sales Tax	Total
(X) Owner's standard coverage	\$1,000.00	\$50.00	\$3.95	\$53.95
() Purchaser's standard coverage	(See Note 1)			
() Mortgagee's standard coverage				
() Mortgagee's ALTA coverage				
() Tax Registration				
()				
			Total	

Date: May 3, 1983 at 8:00 A.M.

\$53.95

TRANSAMERICA TITLE INSURANCE COMPANY agrees to issue on request and on recording of any appropriate documents, its policy or policies as applied for, with coverage as indicated, based on this preliminary commitment that title to the property described herein is vested on the date shown above in

LAWRENCE J. McMURTREY and DOLLY L. McMURTREY, husband and wife;

subject only to the exceptions shown herein and the terms, conditions and exceptions contained in the policy form. This report and commitment shall have no force or effect except as a basis for the coverage specified herein.

By Neil T. DeGooyer
Neil T. DeGooyer Title Officer
(628-4645)

Description:
The Western 1165.42 feet of the

The North 1/2 of the South 1/2 of the North 1/2 of the Southwest 1/4 of Section 23, Township 26 North, Range 5 East, W.M., lying Westerly of the Woodinville-Redmond Road;

EXCEPT that portion condemned for Sammamish Drainage Ditch under King County Superior Court Cause No. 595776;

AND EXCEPT that portion conveyed to King County by instrument recorded under Recording No. 6475096;

Situate in the County of King, State of Washington.

NOTE: 1. Investigation should be made to determine if there are any service, installation, maintenance, or construction charges for sewer, water or electricity.

2. In the event this transaction fails to close, a cancellation fee will be charged for services rendered in accordance with our rate schedule.

8/83

VOLUNTARY OFFER OF SALE OF DEVELOPMENT RIGHTS
TO CERTAIN REAL PROPERTY IN KING COUNTY

TO: Randy Revelle, King County Executive, and the King County Council

For and in consideration of King County's review of the undersigned's application for participation in the King County Farmlands Preservation Program and the undertakings incident thereto, the undersigned hereby offers to sell and convey to King County the development rights and related interests, as described in the document of conveyance, for the following-described real property, thereby binding such property in perpetuity to the restrictions described in the document of conveyance, for the sum of \$ 116,799.⁰⁰. The undersigned agrees to execute and deliver to King County at the time of closing a document transferring and conveying these development rights and related interests in the form contained in Exhibit 1 to this offer. Said conveyance shall be accompanied by such subordinations of mortgages, liens or encumbrances, and such consents, releases, deeds and other instruments, as are necessary to place King County's ownership of the development rights and related interests in a position superior to all mortgages, liens or other encumbrances, and to satisfy the requirements of King County and of title insurance companies to insure the priority of King County's interest.

The property which is the subject of this offer is legally described as follows:

(If you are offering development rights for less than the full property, please indicate description of the part of the property which is covered by the offer)

and consists of 12 - acres, more or less. The offeror will reserve 0 home sites from the sale of these development rights. It is understood and agreed by the undersigned offeror that the computation of the acreage of the property offered may be subject to a survey at the request of King County to be performed by the county and billed to the undersigned at a charge not to exceed one thousand dollars (\$1,000.00), to be paid at the time of closing.

In consideration for review of this offer by King County, the undersigned offeror promises to keep this offer open for at least one hundred twenty (120) days after the date of its submission, after which time the offer shall be withdrawn only upon receipt by King County of a written retraction of the offer. Such retraction must be delivered to the King County Agriculture

Program, c/o: King County Planning and Community Development Administration, 811 Alaska Building, Seattle, WA, 98104.

If this offer is accepted, closing shall take place within sixty (60) days of the date of acceptance as indicated on the face hereof. Closing shall be performed through the King County Real Property Division. King County may elect to close at the title insurance company that insures King County's interest, in which event the closing fees will be paid by the offeror (seller). Offeror (seller) shall provide King County, at offeror's expense, with a title insurance policy acceptable to King County insuring King County's position as superior to all mortgages, liens or other encumbrances against the property.

OFFEROR:

LAWRENCE J. McMURTRY
(Print Name)

DOCCY L. McMURTRY
(Print Name)

Lawrence J. McMurry
(Signature)

Doocy L. McMurry
(Signature)

Mailing Address:

12122 196 NE
REDMOND WA 98052

Date: 9-21-83

Submission Date: 9-21-83

Received
Accepted by: KING COUNTY

By: Keith R. Ant
Office of Agriculture

Dated: 9/21/83
(Acceptance Date)

Received

THIRD REPORT

Order No. 492120

April 29, 1983

SM-1-19

DESCRIPTION:

The South 1/2 of the South 1/2 of the North 1/2 of the Southwest 1/4 of Section 23, Township 26 North, Range 5 East, W.M., lying Westerly of the Woodinville-Redmond Road;

EXCEPT that portion condemned for Sammamish Drainage Ditch under King County Superior Court Cause No. 595776;

AND EXCEPT that portion conveyed to King County by instrument recorded under Recording No. 6475096;

Situate in the County of King, State of Washington.