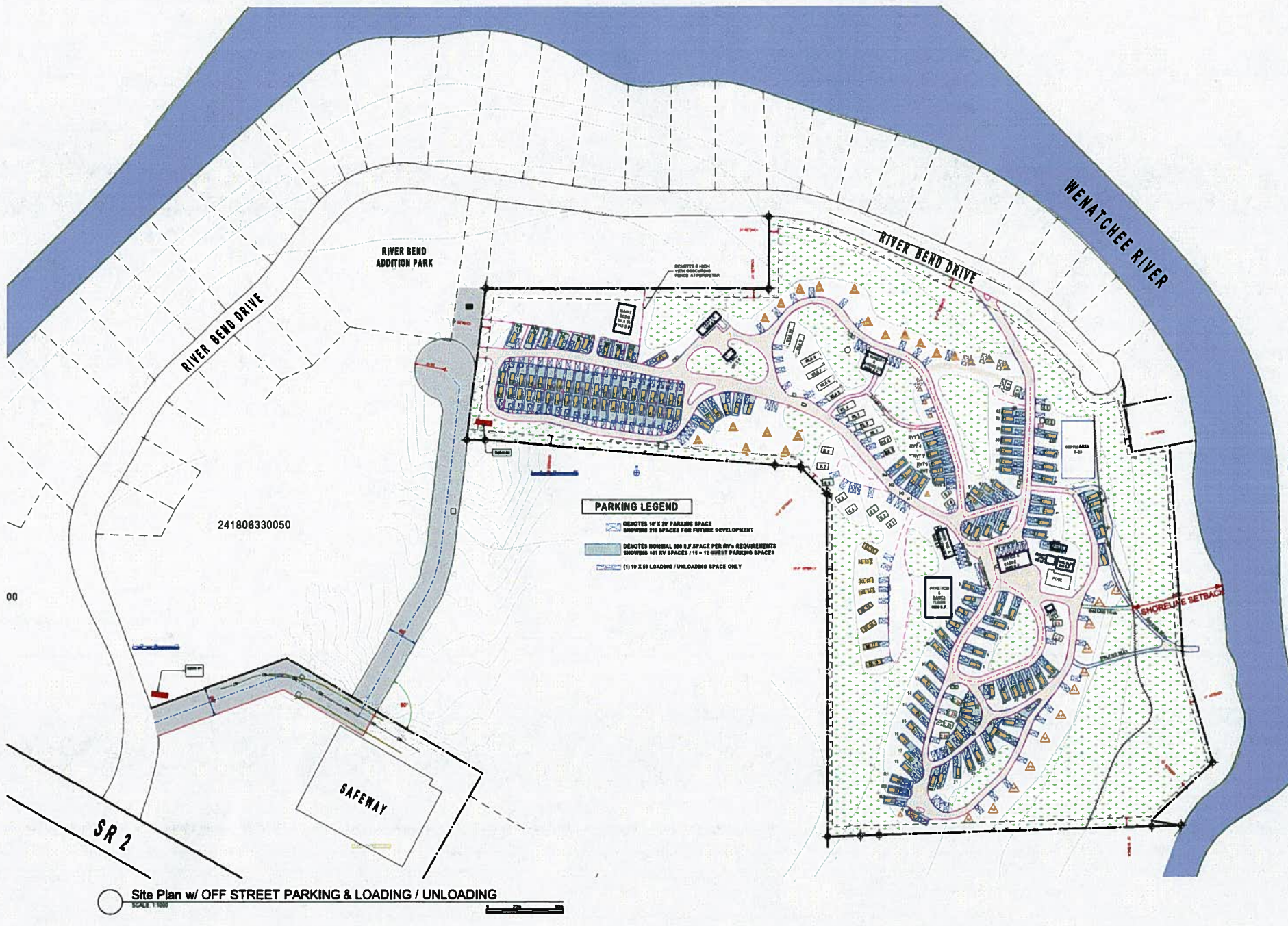
RECEIVED

MAR 2 4 2014

CHELAN COUNTY
COMMUNITY DEVELOPMENT



Site Plan w/ OFF STREET PARKING & LOADING / UNLOADING
SCALE 1"=50'

Richard Lawson
ARCHITECT
7065 NE 163RD ST
KENMORE, WA.
425.4832102 vce

email:
rwlawson@comcast.net
luckyyjo@GMAIL.COM

PINE VILLAGE
KOA

11401 River Bend Drive
Leavenworth, WA.

PROJECT STATUS

CONSULTANT

PINE VILLAGE KOA KAMPGROUND
11401 River Bend Drive
Leavenworth, WA.

Site Plan w/ OFF STREET PARKING & LOADING / UNLOADING

	3/21/2014
PROJECT NO	
CAD FILE NAME:	
DESIGNED BY	LAWSON
DRAWN BY	LUCKEY
CHECKED BY	LAWSON
PRINT DATE	3/21/2014
PRINT TIME	10:10 AM

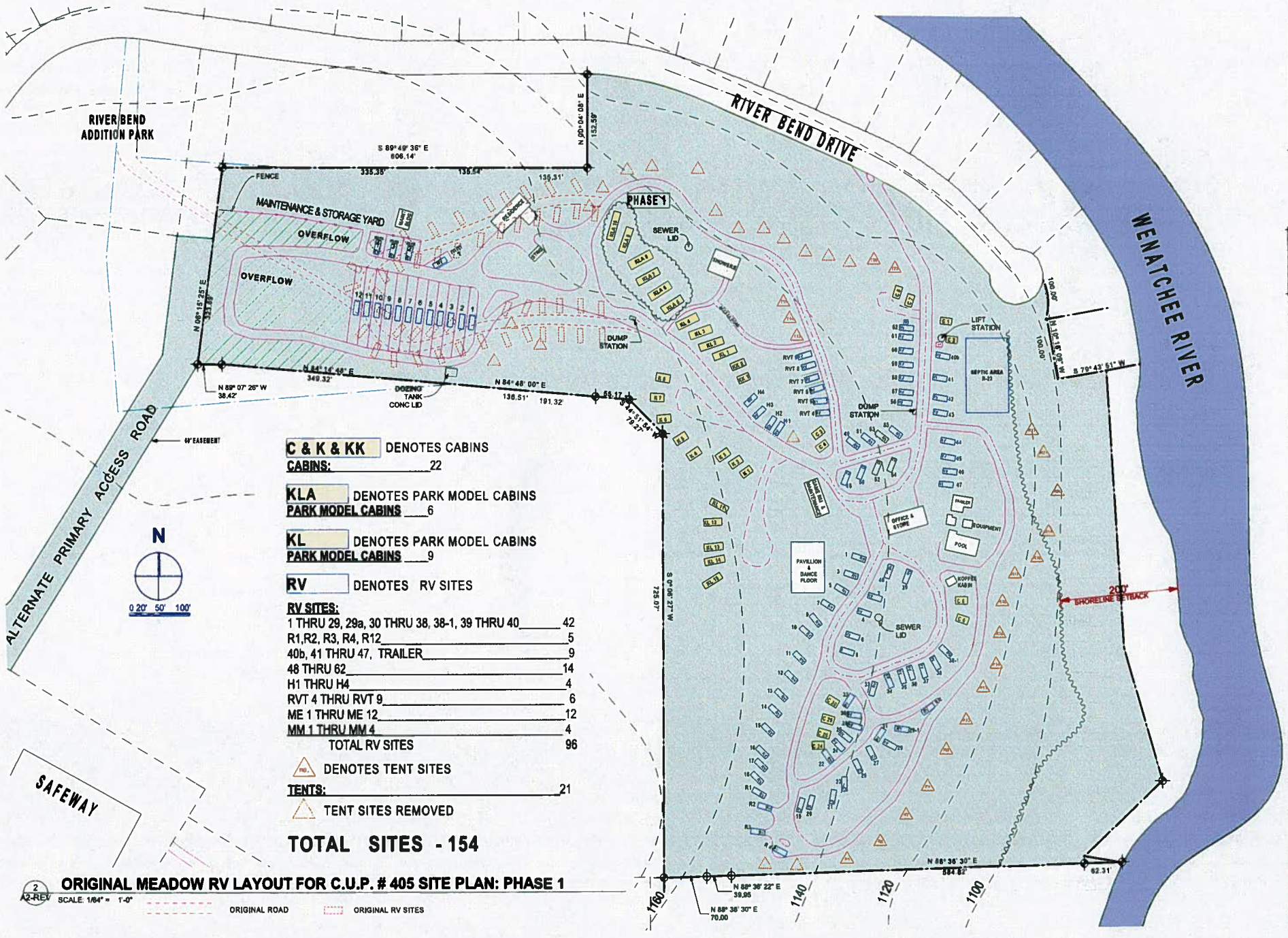
SHEET TITLE

PRK

RECEIVED

MAR 24 2014

CHELAN COUNTY
COMMUNITY DEVELOPMENT



C & K & KK DENOTES CABINS
CABINS: 22

KLA DENOTES PARK MODEL CABINS
PARK MODEL CABINS 6

KL DENOTES PARK MODEL CABINS
PARK MODEL CABINS 9

RV DENOTES RV SITES

RV SITES:

1 THRU 29, 29a, 30 THRU 38, 38-1, 39 THRU 40	42
R1,R2, R3, R4, R12	5
40b, 41 THRU 47, TRAILER	9
48 THRU 62	14
H1 THRU H4	4
RVT 4 THRU RVT 9	6
ME 1 THRU ME 12	12
MM 1 THRU MM 4	4
TOTAL RV SITES	96

DENOTES TENT SITES

TENTS: 21

TENT SITES REMOVED

TOTAL SITES - 154

2 A2-REV **ORIGINAL MEADOW RV LAYOUT FOR C.U.P. # 405 SITE PLAN: PHASE 1**

SCALE: 1/64" = 1'-0"

ORIGINAL ROAD

ORIGINAL RV SITES

Richard Lawson
ARCHITECT
7065 NE 163RD ST
KENMORE, WA.
425.4832102 vce

email:
rwlawson@comcast.net
luckeyjo@comcast.net

PINE VILLAGE KOA

	COUNTY REVISION 1	SYNOPSIS
1		
2		
3		
4		
5		

PROJECT STATUS

CONSULTANT INFORMATION

PINE VILLAGE KOA
SITE PLAN FOR CONDITIONAL USE PERMIT #405
AMENDMENT: PHASE ONE
ORIGINAL MEADOW RV LAYOUT FOR C.U.P. # 405
SITE PLAN: PHASE 1

3/21/2014

PROJECT NO.
CAD FILE NAME:
KIVADEV mod/mod/site 0405_10MAR14.pln
DESIGNED BY: LAWSON
DRAWN BY: LUCKEY
CHECKED BY: LAWSON
PRINT DATE: 3/21/2014
8:43 AM

SHEET TITLE

A2-REV

CHELAN COUNTY

DEPARTMENT OF
COMMUNITY DEVELOPMENT
316 WASHINGTON STREET, SUITE 301
WENATCHEE, WASHINGTON 98801
TELEPHONE: 509/667-6225 & 509/667-6221
HTTP://WWW.CO.CHELAN.WA.US FAX 509/667-6475

March 25, 2014

City of Leavenworth
Attn: Joel Walinski
700 Highway 2
Leavenworth, WA 98226

Re: Code Violation File, CV 05-030, Leavenworth KOA

Dear Mr. Walinski,

This letter is in regard to the code enforcement file referenced above and at the City of Leavenworth's request to verify compliance of the KOA property. On March 19, 2014 and March 24, 2013, the Department of Community Development made site inspections to confirm compliance.

As of March 25, 2014, the total number of sites were decreased to a total of 154 units. The tent sites, previously in excess of the number approved, remain in the field; however, all signage, picnic tables and barbeque pits have been removed. The excess RV sites located in the overflow area are covered with black plastic and each site is labeled as "power/water unavailable". Therefore, it appears a total of 154 units are physically located within the KOA Campground as delineated by Site Map A2-Rev, print date March 19, 2014.

Further, the parking plan as required by CUP 2013-171 is delineated by Map PRK, dated March 21, 2014 and received on March 24, 2014. It also appears that compliance with Phase I of CUP 2013-171 has been satisfied.

This office has completed our investigation and as of the date of this letter, has determined that the KOA Campground has achieved compliance. Therefore, Code Enforcement File No. CV 05-030 is now officially closed.

If you have any questions, please feel free to contact our Department at 509-667-6225, Monday through Thursday 8 am to 5 pm and Friday 8 am to 12 pm.

Sincerely,

Angel Hallman
Code Enforcement Manager

Encl: Map A2-Rev
Map PRK
Pictures

pc: file
David Grimes, Chelan County Community Development Interim Director
Doug Lewin, Chelan County Building Official/Fire Marshal
Nathan Pate, City of Leavenworth Development Services Manager
Brian Dickey, Chelan Douglas Health District Environmental Health Specialist
Dan Reina, DR Consulting, Inc
Don Dimmitt, Jeffers, Danielson, Sonn & Aylward, PS
Caroline Witt

Return Address:

City of Leavenworth
Development Services Department
700 Highway 2 (P.O. Box 287)
Leavenworth, Washington, 98826

UTILITY EASEMENT

Grantor: George W. Fitzsimmons and Bonnie L. Fitzsimmons, husband and wife
Grantee: City of Leavenworth, a Washington municipal corporation
Legal Description (abbreviated): Burdened Property: ptn. Gov Lot 8, Sec. 6, T. 24 N., R. 18, E.W.M., Chelan County, Washington. Additional legal on page 5 (Exhibit A).
Assessor's Tax Parcel ID#: Burdened Property: Ptn. of 24-18-06-330-050

1. **Date and Parties**: This Utility Easement is created on _____, 2014, by and between GEORGE W. FITZSIMMONS and BONNIE L. FITZSIMMONS, husband and wife, whose address if 200 West 2nd Street, Apt. 1601, Reno, Nevada, 89501, (Grantor) and the CITY OF LEAVENWORTH, a Washington municipal corporation, whose address if 700 Highway 2, Leavenworth, Chelan County, Washington, 98826 (Grantee).

2. **Affected Property**: Grantor is the fee owner of certain real property located in Chelan County, Washington, a portion of which is legally described in Exhibit "A" and as depicted in the attached Exhibit "B" (hereafter the "Property") attached hereto and by reference incorporated herein.

3. **Grant of Easement**: Grantor does hereby bargains, sells and conveys unto the Grantee, its successors and assigns, and Grantee hereby accepts, an easement for utility lines over, under, through, across, in, upon and above the property legally described in the attached Exhibit "A".

4. **Statement of Purpose**: The easement described above shall be for underground

Jeffers, Danielson, Sonn & Aylward, P.S.
Attorneys at Law
2600 Chester Kimm Road / P.O. Box 1688
Wenatchee, WA 98807-1688
(509) 662-3685 / (509) 662-2452 FAX

utilities, and related appurtenances that may be on the surface, including manholes, and for unrestricted ingress and egress to Grantor's property for the purpose of installing, constructing, repairing, testing, maintaining and replacing the utilities and appurtenances.

5. **Type of Easement**: The easement described above shall be non-exclusive except that Grantee shall have the exclusive right to construct, install, maintain, test, replace and operate over, under, in, on, through, above and across the utility lines, appurtenances and all related facilities within the easement. Grantor shall not locate any structures within the easement. Grantor may use the surface of the easement provided such use does not interfere with Grantee's rights contained in this easement. Grantor shall not permit any other utilities to be located in the easement without the written consent of Grantee. The easement shall perpetually encumber the Property.

6. **Maintenance**: Grantee shall be responsible for the maintenance of utility equipment and facilities located within the easement. Except as otherwise provided in Section 7 below, Grantor shall be responsible for landscape and surface maintenance within the easement. Grantee's use of the easement shall not unreasonable interfere with Grantor's use of the Property.

7. **Indemnification**: The Grantee does hereby agree to defend, hold harmless, and indemnify Grantor, its successors and assigns, from any claim of liability or any other claim arising out of a failure of all utilities located in the easement area, or arising out of the Grantee's use of the easement described above unless caused by Grantor's negligent or willful conduct or Grantor's failure to fulfill its maintenance obligations as set forth in Paragraph 6 above.

8. **Binding Effect on Successor Interest**: The terms, conditions and provisions of this agreement shall extend to, be binding upon and inure to the benefit of the heirs, personal representatives and assigns of the parties.

9. **Attorney Fee**: In case suit or action is instituted in connection with this agreement, the prevailing party shall be entitles to recover from the losing party such sums.

10. **Exhibits**: The following exhibits are attached hereto:

Jeffers, Danielson, Sonn & Aylward, P.S.
Attorneys at Law
2600 Chester Kimm Road / P.O. Box 1688
Wenatchee, WA 98807-1688
(509) 662-3685 / (509) 662-2452 FAX

Exhibit "A" – Legal Description for Utility Easement Area

Exhibit "B" – Legal Survey for Utility Easement Area

11. **Severability**: If any provision of this Easement if found to be invalid, illegal or unenforceable, that finding shall not affect the validity, legality or enforceability of the remaining provisions.

12. **Acceptance**: The Grantee hereby accepts the granting of this Easement.

13. **Signatures**: The undersigned, by executing this document, are intending to bind themselves, if signing in their individual capacity, or the legal entity they represent, if signing in their official or representative, as applicable, capacity.

"GRANTOR"

_____
GEORGE W. FITZSIMMONS

_____
BONNIE L. FITZSIMMONS

Date: _____

"GRANTEE"

CITY OF LEAVENWORTH
A Washington Municipal Corporation

By_____
Printed Name_____
Title_____

Date: _____

Jeffers, Danielson, Sonn & Aylward, P.S.
Attorneys at Law
2600 Chester Kimm Road / P.O. Box 1688
Wenatchee, WA 98807-1688
(509) 662-3685 / (509) 662-2452 FAX

STATE OF _____)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that GEORGE W. FITZSIMMONS, a married man, is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____, 2014.

_____
Typed/Printed Name _____
NOTARY PUBLIC
In and for the State of _____
My appointment expires _____

STATE OF _____)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that BONNIE L. FITZSIMMONS, a married woman, is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____, 2014.

_____
Typed/Printed Name _____
NOTARY PUBLIC
In and for the State of _____
My appointment expires _____

Jeffers, Danielson, Sonn & Aylward, P.S.
Attorneys at Law
2600 Chester Kimm Road / P.O. Box 1688
Wenatchee, WA 98807-1688
(509) 662-3685 / (509) 662-2452 FAX

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of the CITY OF LEAVENWORTH, a Washington municipal corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____, 2014.

_____
Typed/Printed Name _____
NOTARY PUBLIC
In and for the State of Washington
My appointment expires _____

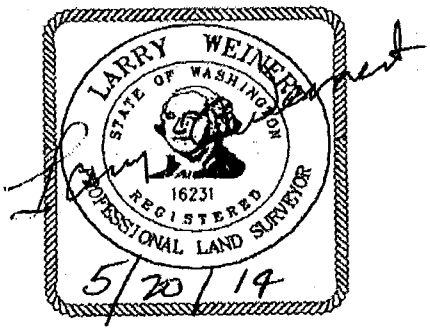
Jeffers, Danielson, Sonn & Aylward, P.S.
Attorneys at Law
2600 Chester Kimm Road / P.O. Box 1688
Wenatchee, WA 98807-1688
(509) 662-3685 / (509) 662-2452 FAX

EXHIBIT "A"

Easement for Utilities Line
15' in Width

A 15.00 foot wide easement for utilities line lying in Government Lot 8 of Section 6, T24N, R18E W.M. Chelan County, Washington, described as follows:

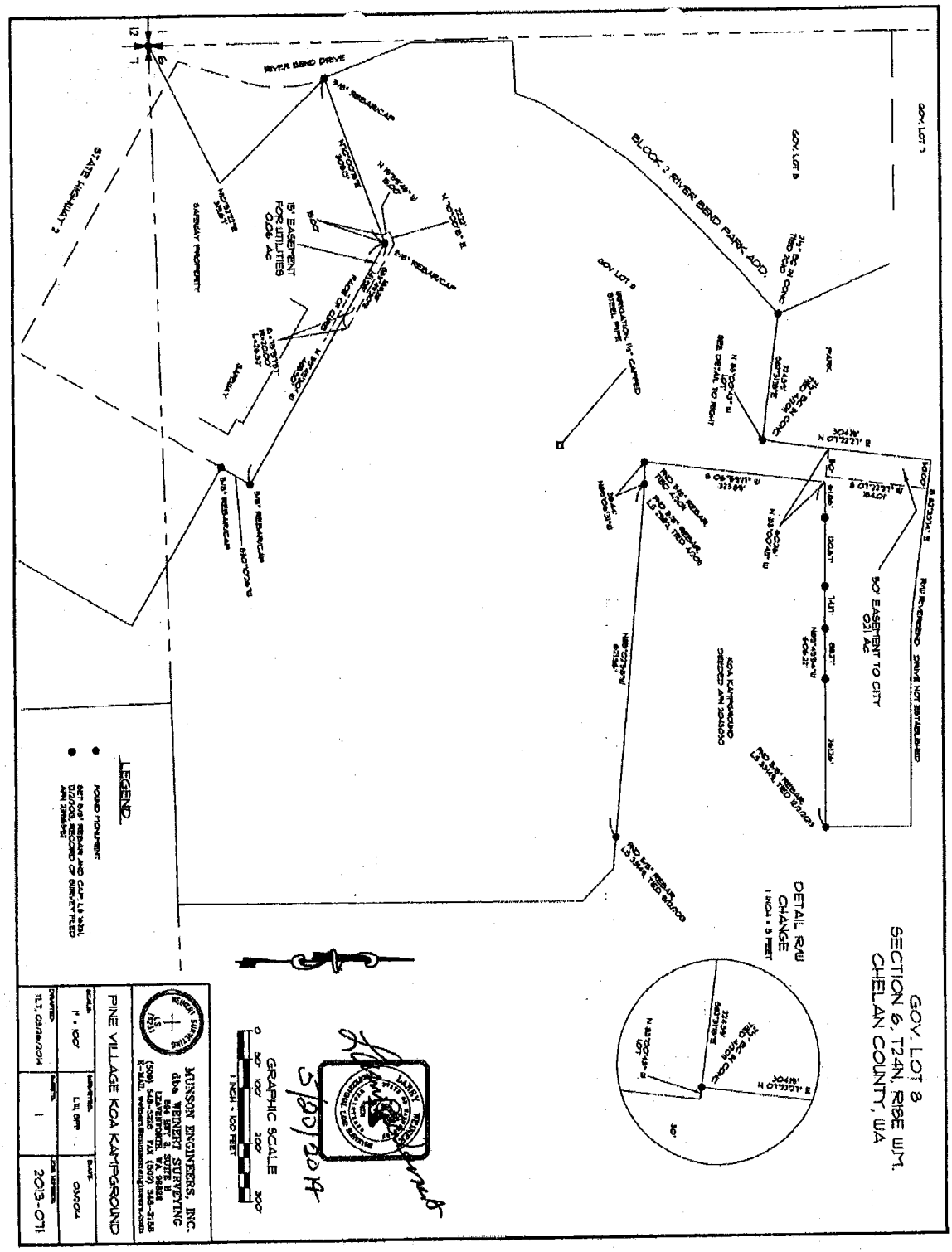
Beginning at the SW corner of the said Section 6, thence N10°52'22"E 319.67 feet to a point on the North line of the Safeway property and a point on the R/W of Riverbend Drive as shown on that record of survey as filed under AFN 2396592, thence along the North line of the said Safeway property as depicted on the said record of survey N70°00'15"E 308.13 feet to a corner on the said Safeway property as monumented by a 5/8" rebar and cap and the point of beginning of this description, thence along the said NE line of the said Safeway property S59°49'30"E 141.98 feet to the P.C. of a curve left whose radius is 20.00 feet, thence along the said curve through a central angle of 75°57'52" for a distance of 26.52 feet to a point lying Northeasterly 15.00 feet from the said NE line of the said Safeway property, thence along the said 15.00 foot line N59°49'30"W 168.28 feet, thence S70°00'15"W 22.22 feet, thence S19°59'45"E 15.00 feet to the North line of the said Safeway property, thence along the said Safeway property N70°00'15"E 15.00 feet to the point of beginning and the end of this description.



Easement for Utilities Line
May 20, 2014
Reina #2013-071

Jeffers, Danielson, Sonn & Aylward, P.S.
Attorneys at Law
2600 Chester Kimm Road / P.O. Box 1688
Wenatchee, WA 98807-1688
(509) 662-3685 / (509) 662-2452 FAX

EXHIBIT "B"



Jeffers, Danielson, Sonn & Aylward, P.S.
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Wenatchee, WA 98807-1688
(509) 662-3685 / (509) 662-2452 FAX

Department of Revenue
Washington State

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

PLEASE TYPE OR PRINT

This form is your receipt when stamped by cashier.

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

(See back of last page for instructions)

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name.

1 SELLER GRANTOR

Name George W. Fitzsimmons and Bonnie L. Fitzsimmons

Mailing Address 200 West 2nd Street, Apt. 1601

City/State/Zip Reno, NV 89501

Phone No. (including area code)

2 BUYER GRANTEE

Name CITY OF LEAVENWORTH, A Washington Municipal Corporation

Mailing Address P.O. Box 287

City/State/Zip Leavenworth, WA 98826

Phone No. (including area code)

3 Send all property tax correspondence to: ☑ Same as Buyer/Grantee

Name

Mailing Address

City/State/Zip

Phone No. (including area code)

List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)
24-18-06-330-050 (portion of) ☐	$998,048.00
☐	
☐	
☐	

4 Street address of property: 11686 River Bend Drive, Leavenworth, WA 98826

This property is located in Leavenworth

☑ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

See attached Exhibits A and B

5 Select Land Use Code(s):

45 - Highway and street right of way

enter any additional codes:

(See back of last page for instructions)

	YES	NO
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?	☐	☑

6

	YES	NO
Is this property designated as forest land per chapter 84.33 RCW?	☐	☑
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	☐	☑
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	☐	☑

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)

NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, **you must sign on (3) below**. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

NEW OWNER(S): To continue special valuation as historic property, **sign (3) below**. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE

PRINT NAME

7 List all personal property (tangible and intangible) included in selling price.

None

If claiming an exemption, list WAC number and reason for exemption:

WAC No. (Section/Subsection) 458-61A-205 (4)

Reason for exemption

Transfer required for development approval

Type of Document Bargain and Sale Deed

Date of Document

Gross Selling Price $	0.00
*Personal Property (deduct) $	0.00
Exemption Claimed (deduct) $	0.00
Taxable Selling Price $	0.00
Excise Tax : State $	0.00
0.0050 Local $	0.00
*Delinquent Interest: State $	0.00
Local $	0.00
*Delinquent Penalty $	0.00
Subtotal $	0.00
*State Technology Fee $	5.00
*Affidavit Processing Fee $	5.00
Total Due $	10.00

A MINIMUM OF $10.00 IS DUE IN FEE(S) AND/OR TAX

*SEE INSTRUCTIONS

8 **I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.**

Signature of **Grantor or Grantor's Agent**

Name (print) George W. Fitzsimmons / Bonnie L. Fitzsimmons

Date & city of signing:

Signature of **Grantee or Grantee's Agent**

Name (print)

Date & city of signing:

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars ($5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

REV 84 0001a (2/24/14)

THIS SPACE - TREASURER'S USE ONLY

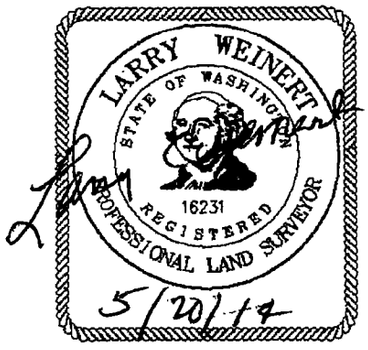
COUNTY TREASURER

EXHIBIT "A"

Dedication/Deed to City of Leavenworth
50 Feet Wide to Riverbend Drive

Deed or dedication of a portion of Government Lots 7 & 8 of Section 6, T24N, R18E W.M. Chelan County, Washington, described as follows:

Beginning at the SE corner of the Park as shown on the Plat of Riverbend Park Addition as monumented by a brass cap in concrete, thence along the said East boundary line of the said Park N07°22'27"E 119.79 feet to the point of beginning of the said description, thence S83°00'43"E 50.00 feet, thence N07°22'27"E 184.01 feet to the Southerly R/W line of Riverbend Drive as shown on the said Plat of Riverbend Park Addition, thence along the said Southerly R/W line to the East line of the said Park, thence South along the said East line to the point of beginning of this description.



Dedication/Deed to City No 2
May 20, 2014
Reina #2013-071

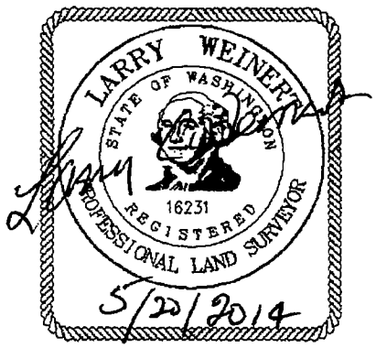
EXHIBIT "B"

Dedication/Deed to City of Leavenworth
60 Foot Roadway

Dedication/deed to the City of Leavenworth for roadway and City purposes over that portion of Government Lot 8 of Section 6, T24N, R18E W.M. Chelan County, Washington, described as follows:

Beginning at the SW corner of the said Section 6, thence N10°52'22"E 319.67 feet to a point on the North line of the Safeway property and a point on the R/W of Riverbend Drive as shown on that record of survey as filed under AFN 2396592 being a 5/8" rebar PLS #28072, thence along the North line of the said Safeway property as depicted on the said record of survey N70°00'15"E 308.13 feet to a corner on the said Safeway property as monumented by a 5/8" rebar and cap, thence along the said NE line of the said Safeway property S59°49'30"E 141.98 feet to the point of beginning of the said easement description, also being the P.C. of a curve left whose tangent bears S59°49'30"E, thence along the said curve left whose radius is 20.00 feet for a delta of 90°00'00" for a distance of 31.42 feet to the P.T., thence N30°10'30"E 232.64 feet to the P.C. of a curve left whose radius is 270.00 feet, thence along the said curve left through a central angle of 23°11'13" for a distance of 109.27 feet to the P.T. of the said curve, thence N06°59'17"E 436.41 feet, thence N83°00'43"W 1.07 feet to the SE corner of that property as shown on the Plat of Riverbend Park Addition as monumented by a brass cap in concrete, thence along the said East line of the said Riverbend Park Addition N07°22'27"E 119.79 feet, thence S83°00'43"E 60.26 feet to the NW corner of Pine Village KOA Kampground as described in that deed as recorded under AFN 2043030, thence along the West line of the said parcel S06°59'17"W 323.89 feet to the SW corner of the said parcel as monumented by a 5/8" rebar and cap, thence continuing S06°59'17"W 232.30 feet to the P.C. of a curve right whose radius is 330.00 feet, thence along the said curve through a central angle of 23°11'13" for a distance of 133.55 feet to the P.T. of the said curve, thence S30°10'30"W 232.64 feet to the P.C. of a curve left whose radius is

20.00 feet, thence along the said curve left through a central angle of 90° 00'00" for a distance of 31.42 feet to the NE boundary line of the said Safeway property, thence N59°49'30"W 100.00 feet to the point of beginning and the end of this description.



Easement to City No 1
March 26, 2014
Reina #2013-071

Department of Revenue
Washington State

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

(See back of last page for instructions)

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name.

1 SELLER GRANTOR

Name George W. Fitzsimmons and Bonnie L. Fitzsimmons

Mailing Address 200 West 2nd Street, Apt. 1601

City/State/Zip Reno, NV 89501

Phone No. (including area code)

2 BUYER GRANTEE

Name CITY OF LEAVENWORTH, A Washington Municipal Corporation

Mailing Address P.O. Box 287

City/State/Zip Leavenworth, WA 98826

Phone No. (including area code)

3 Send all property tax correspondence to: ☑ Same as Buyer/Grantee

Name

Mailing Address

City/State/Zip

Phone No. (including area code)

List all real and personal property tax parcel account numbers – check box if personal property

24-18-06-330-050 (portion of) ☐

☐

☐

☐

List assessed value(s)

$998,048.00

4 Street address of property: 11686 River Bend Drive, Leavenworth, WA 98826

This property is located in Leavenworth

☑ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

See attached Exhibits A and B

5 Select Land Use Code(s):

45 - Highway and street right of way

enter any additional codes:

(See back of last page for instructions)

	YES	NO
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?	☐	☑

6

	YES	NO
Is this property designated as forest land per chapter 84.33 RCW?	☐	☑
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?	☐	☑
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	☐	☑

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)

NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, **you must sign on (3) below**. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

NEW OWNER(S): To continue special valuation as historic property, **sign (3) below**. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE

PRINT NAME

7 List all personal property (tangible and intangible) included in selling price.

None

If claiming an exemption, list WAC number and reason for exemption:

WAC No. (Section/Subsection) 458-61A-205 (4)

Reason for exemption

Transfer required for development approval

Type of Document Bargain and Sale Deed

Date of Document

Gross Selling Price $	0.00
*Personal Property (deduct) $	0.00
Exemption Claimed (deduct) $	0.00
Taxable Selling Price $	0.00
Excise Tax : State $	0.00
0.0050 Local $	0.00
*Delinquent Interest: State $	0.00
Local $	0.00
*Delinquent Penalty $	0.00
Subtotal $	0.00
*State Technology Fee $	5.00
*Affidavit Processing Fee $	5.00
Total Due $	10.00

A MINIMUM OF $10.00 IS DUE IN FEE(S) AND/OR TAX
*SEE INSTRUCTIONS

8 **I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.**

Signature of **Grantor or Grantor's Agent**

Name (print) George W. Fitzsimmons / Bonnie L. Fitzsimmons

Date & city of signing:

Signature of **Grantee or Grantee's Agent**

Name (print)

Date & city of signing:

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars ($5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

REV 84 0001a (2/24/14)

THIS SPACE - TREASURER'S USE ONLY

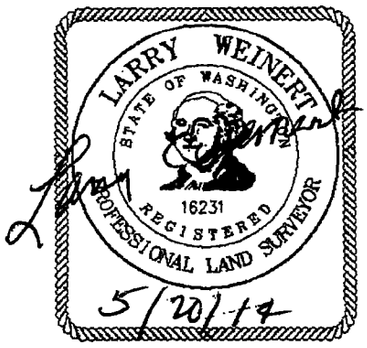
COUNTY ASSESSOR

EXHIBIT "A"

Dedication/Deed to City of Leavenworth
50 Feet Wide to Riverbend Drive

Deed or dedication of a portion of Government Lots 7 & 8 of Section 6, T24N, R18E W.M. Chelan County, Washington, described as follows:

Beginning at the SE corner of the Park as shown on the Plat of Riverbend Park Addition as monumented by a brass cap in concrete, thence along the said East boundary line of the said Park N07°22'27"E 119.79 feet to the point of beginning of the said description, thence S83°00'43"E 50.00 feet, thence N07°22'27"E 184.01 feet to the Southerly R/W line of Riverbend Drive as shown on the said Plat of Riverbend Park Addition, thence along the said Southerly R/W line to the East line of the said Park, thence South along the said East line to the point of beginning of this description.



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Dedication/Deed to City of Leavenworth
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Dedication/deed to the City of Leavenworth for roadway and City purposes over that portion of Government Lot 8 of Section 6, T24N, R18E W.M. Chelan County, Washington, described as follows:

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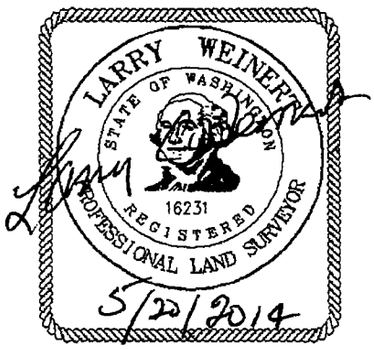

Easement to City No 1
March 26, 2014
Reina #2013-071

Department of Revenue
Washington State

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

(See back of last page for instructions)

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name.

1 SELLER GRANTOR

Name George W. Fitzsimmons and Bonnie L. Fitzsimmons

Mailing Address 200 West 2nd Street, Apt. 1601

City/State/Zip Reno, NV 89501

Phone No. (including area code)

2 BUYER GRANTEE

Name CITY OF LEAVENWORTH, A Washington Municipal Corporation

Mailing Address P.O. Box 287

City/State/Zip Leavenworth, WA 98826

Phone No. (including area code)

3 Send all property tax correspondence to: ☑ Same as Buyer/Grantee

Name

Mailing Address

City/State/Zip

Phone No. (including area code)

List all real and personal property tax parcel account numbers – check box if personal property

		List assessed value(s)
24-18-06-330-050 (portion of)	☐	$998,048.00
	☐	
	☐	
	☐	

4 Street address of property: 11686 River Bend Drive, Leavenworth, WA 98826

This property is located in Leavenworth

☑ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

See attached Exhibits A and B

5 Select Land Use Code(s):

45 - Highway and street right of way

enter any additional codes:

(See back of last page for instructions)

	YES	NO
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?	☐	☑

6

	YES	NO
Is this property designated as forest land per chapter 84.33 RCW?	☐	☑
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?	☐	☑
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	☐	☑

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)

NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, **you must sign on (3) below.** The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR DATE

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PRINT NAME

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WAC No. (Section/Subsection) 458-61A-205 (4)

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Type of Document Bargain and Sale Deed

Date of Document

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Date & city of signing:

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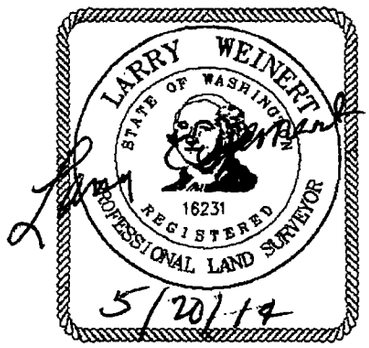

Dedication/Deed to City No 2
May 20, 2014
Reina #2013-071

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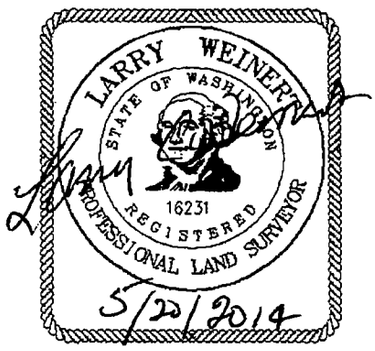

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REV 84 0001a (2/24/14) THIS SPACE - TREASURER'S USE ONLY TAXPAYER

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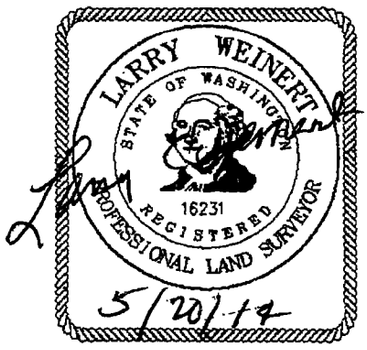

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May 20, 2014
Reina #2013-071

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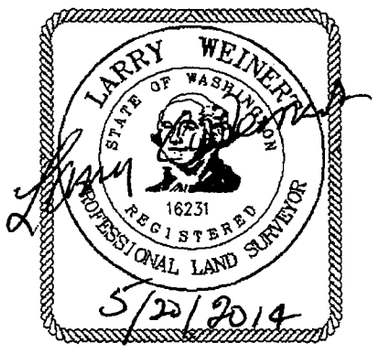

Easement to City No 1
March 26, 2014
Reina #2013-071

Return Address:

City of Leavenworth
Development Services Department
700 Highway 2 (P.O. Box 287)
Leavenworth, Washington 98826

BARGAIN AND SALE DEED

Grantor (Seller): George W. Fitzsimmons and Bonnie L. Fitzsimmons, husband and wife
Grantee (Purchaser): City of Leavenworth, a Washington municipal corporation
Legal Description (abbreviated): Ptn. Gov. Lots 7 & 8, Sec. 6, T. 24 N., R. 18, E.W.M., Chelan County, Washington. Additional legal on pages 3, 4 & 5, (Exhibits A & B).
Assessor's Tax Parcel ID#: Ptn. of 24-18-06-330-050

THE GRANTOR, GEORGE W. FITZSIMMONS and BONNIE L. FITZSIMMONS, husband and wife, whose address is 200 West 2nd Street, Apt. 1601, Reno, Nevada, 89501, for and in consideration of condition of development approval, bargains, sells and conveys to CITY OF LEAVENWORTH, a Washington municipal corporation, the following described real estate, situated in the County of Chelan, State of Washington:

See EXHIBITS "A" and "B", attached hereto and incorporated herein by this reference

As depicted on the attached EXHIBIT "C".

Also the Grantor, requests that the Assessor and Treasurer of Chelan County, Washington, segregate the taxes and the assessed valuation as between the portion of property herein conveyed and the remainder thereof, and set over the lien of all unpaid taxes, if any, affecting the real estate herein conveyed to the portion of tax parcel 24-18-06-330-050 not conveyed hereby, as provided for by RCW 84.60.070.

Jeffers, Danielson, Sonn & Aylward, P.S.
Attorneys at Law
2600 Chester Kimm Road / P.O. Box 1688
Wenatchee, WA 98807-1688
(509) 662-3685 / (509) 662-2452 FAX

DATED this _____ day of _____, 2014.

_____
GEORGE W. FITZSIMMONS

_____
BONNIE L. FITZSIMMONS

STATE OF _____)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that GEORGE W. FITZSIMMONS, a married man, is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____, 2014.

_____
Typed/Printed Name _____
NOTARY PUBLIC
In and for the State of _____
My appointment expires _____

STATE OF _____)
) ss.
COUNTY OF _____)

I certify that I know or have satisfactory evidence that BONNIE L. FITZSIMMONS, a married woman, is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this _____ day of _____, 2014.

_____
Typed/Printed Name _____
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Jeffers, Danielson, Sonn & Aylward, P.S.
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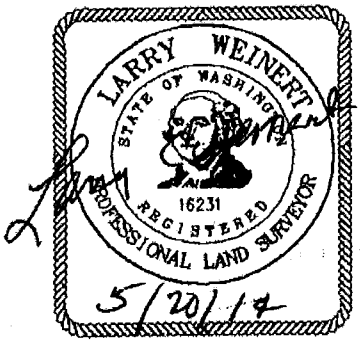
50 Feet Wide to Riverbend Drive

Deed or dedication of a portion of Government Lots 7 & 8 of Section 6, T24N, R18E W.M. Chelan County, Washington, described as follows:

Beginning at the SE corner of the Park as shown on the Plat of Riverbend Park Addition as monumented by a brass cap in concrete, thence along the said East boundary line of the said Park N07°22'27"E 119.79 feet to the point of beginning of the said description, thence S83°00'43"E 50.00 feet, thence N07°22'27"E 184.01 feet to the Southerly R/W line of Riverbend Drive as shown on the said Plat of Riverbend Park Addition, thence along the said Southerly R/W line to the East line of the said Park, thence South along the said East line to the point of beginning of this description.



Dedication/Deed to City No 2
May 20, 2014
Reina #2013-071

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EXHIBIT "B"

Dedication/Deed to City of Leavenworth
60 Foot Roadway

Dedication/deed to the City of Leavenworth for roadway and City purposes over that portion of Government Lot 8 of Section 6, T24N, R18E W.M. Chelan County, Washington, described as follows:

Beginning at the SW corner of the said Section 6, thence N10°52'22"E 319.67 feet to a point on the North line of the Safeway property and a point on the R/W of Riverbend Drive as shown on that record of survey as filed under AFN 2396592 being a 5/8" rebar PLS #28072, thence along the North line of the said Safeway property as depicted on the said record of survey N70°00'15"E 308.13 feet to a corner on the said Safeway property as monumented by a 5/8" rebar and cap, thence along the said NE line of the said Safeway property S59°49'30"E 141.98 feet to the point of beginning of the said easement description, also being the P.C. of a curve left whose tangent bears S59°49'30"E, thence along the said curve left whose radius is 20.00 feet for a delta of 90°00'00" for a distance of 31.42 feet to the P.T., thence N30°10'30"E 232.64 feet to the P.C. of a curve left whose radius is 270.00 feet, thence along the said curve left through a central angle of 23°11'13" for a distance of 109.27 feet to the P.T. of the said curve, thence N06°59'17"E 436.41 feet, thence N83°00'43"W 1.07 feet to the SE corner of that property as shown on the Plat of Riverbend Park Addition as monumented by a brass cap in concrete, thence along the said East line of the said Riverbend Park Addition N07°22'27"E 119.79 feet, thence S83°00'43"E 60.26 feet to the NW corner of Pine Village KOA Kampground as described in that deed as recorded under AFN 2043030, thence along the West line of the said parcel S06°59'17"W 323.89 feet to the SW corner of the said parcel as monumented by a 5/8" rebar and cap, thence continuing S06°59'17"W 232.30 feet to the P.C. of a curve right whose radius is 330.00 feet, thence along the said curve through a central angle of 23°11'13" for a distance of 133.55 feet to the P.T. of the said curve, thence S30°10'30"W 232.64 feet to the P.C. of a curve left whose radius is

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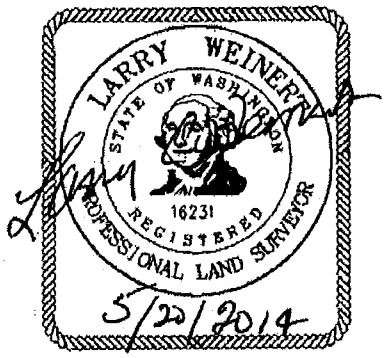
20.00 feet, thence along the said curve left through a central angle of 90° 00'00" for a distance of 31.42 feet to the NE boundary line of the said Safeway property, thence N59°49'30"W 100.00 feet to the point of beginning and the end of this description.



Easement to City No 1
March 26, 2014
Reina #2013-071

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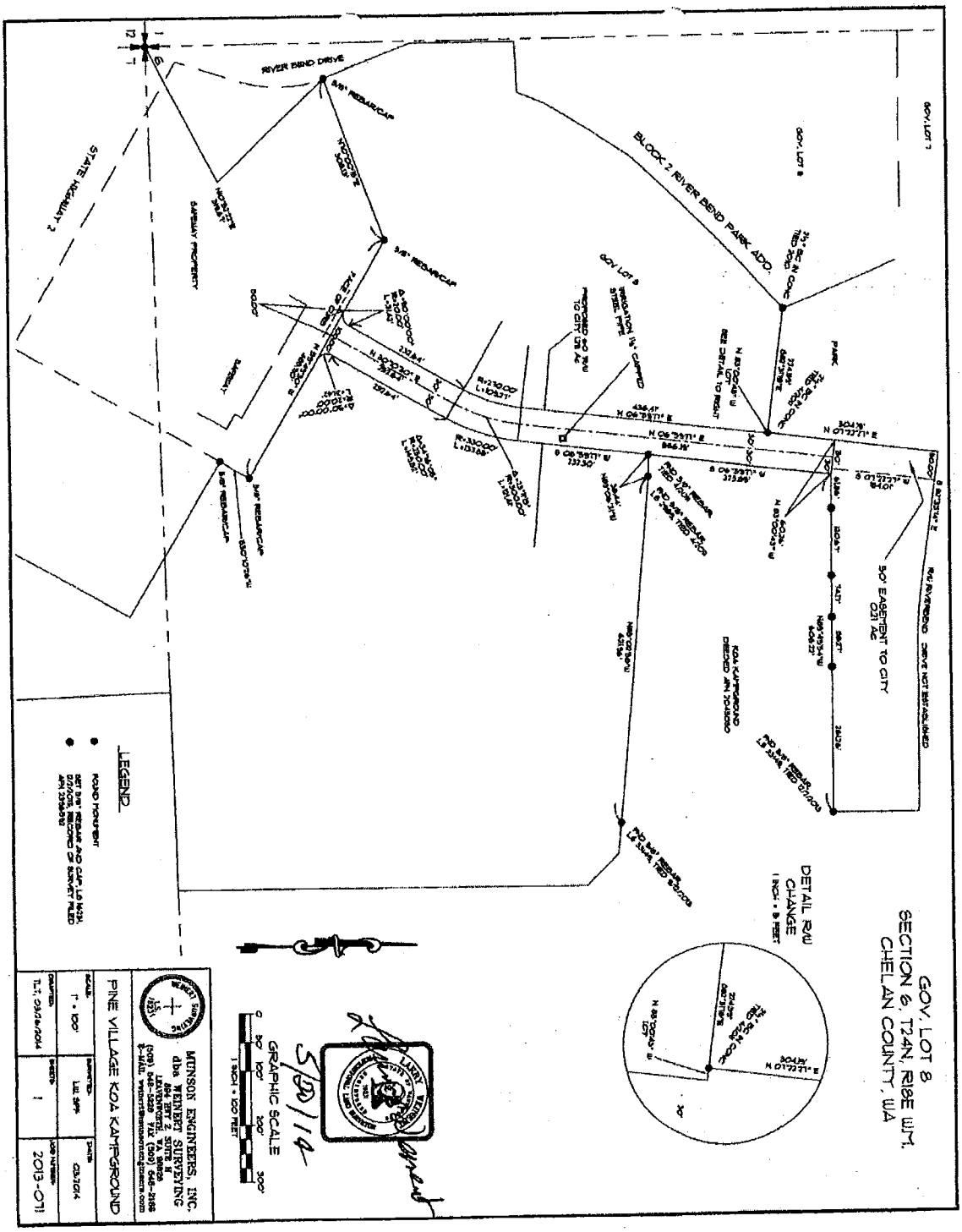
EXHIBIT "C"



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