Indexed
Recorded
Compared
Paid

WWPC
9c08

OFF. VOL. 184 PAGE 1163

QUIT CLAIM DEED

7401180279

The Grantor, The Washington Water Power Company, for and in consideration of Ten Dollars ($10.00) and other valuable considerations, conveys and quit claims to the City of Spokane, Washington, Grantee, the real estate described on Exhibit "A" attached hereto and made a part hereof by this reference situated in the County of Spokane, State of Washington.

Subject to:

(1) Easement across Tracts numbered I, VI and VII for access from the City streets to all parts of Grantor's Upper Falls dam, headgate, trashboom and power plant adjoining or in the vicinity of said Tracts; the route of such access to be selected by Grantee but the Grantee must provide an access road over the property granted or provide a substitute road or roads over adjacent property owned by Grantee which road will be twenty (20) feet in width, with a minimum of sixty (60) feet radius curves measured on the centerline, a spiral curve transition between all reverse curves and maximum grade of ten (10%) per cent, capable of supporting an eighteen thousand (18,000) pound axle loading and a five thousand (5,000) pound wheel loading and being an all-weather road paved or gravel having an adequate drainage system.

(2) Easement for underground electric, gas and steam heat lines, conduits, pipelines and facilities as now installed or as may be modified or changed, as needed to provide utility and steam heat services in the vicinity; any additional facilities to be located as designated or approved by Grantee.

(3) Easement on Tract I for the maintenance and operation of the trashboom if the Grantor and Grantee decide to locate the boom adjacent to this Tract.

(4) Condition that such property will be used solely for public purposes and in the event it shall be used for private or commercial purposes, title thereto shall automatically revert to Grantor, its successors or assigns.

DATED this 28th day of December, 1973.

THE WASHINGTON WATER POWER COMPANY

A. L. Olson
Asst. Vice President

Asst. Secretary

FILED OR RECORDED
REQUEST OF City Clerk
JAN 18 2 45 PM '74
VERNON OHLAND, AUDITOR
SPOKANE COUNTY, WASH.
DEPUTY

Req City Hall

O.K.

STATE OF WASHINGTON)
: ss
County of Spokane

On this 28th day of December, 19 73, before me, a notary public in and for the above named County and State, personally appeared D. L. Olson and L. O. Falk, known to be the Asst. Vice President and Asst. Secretary, respectively of the Corporation that executed the within and 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 each on oath stated that he was authorized to execute said instrument and that the Seal affixed is the corporate seal of said Corporation.

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

J. Richard Muffett
Notary Public in and for the State of Washington residing at Spokane.

J. RICHARD MUFFETT NOTARY PUBLIC COMMISSION EXPIRES OCT. 22, 1976 STATE OF WASHINGTON

279

EXHIBIT "A"

Deed to the City of Spokane
Expo '74 lands (Part of Central Tract Poperty)

Tract I E-1

A tract of land in the northwest quarter of the southeast quarter (NW¼SE¼) of Section 18, Township 25 North, Range 43 E.W.M. in the City of Spokane, Spokane County, State of Washington, described as follows:

Beginning at a point on the west line of the NW¼SE¼ of said Section 18, said point bears S. 0°29'00" W. 1040.80 feet from the center of said Section 18; thence S. 39°17' E. 85.0 feet to the true point of beginning of the tract to be described; thence S. 16°36'29" W. 23.91 feet; thence S. 34°41'55" E. 54.84 feet; thence S. 52°14'14" E. 34.49 feet; thence S. 82°14'14" E. 26.50 feet; thence N. 67°43'05" E. 23.36 feet; thence S. 83°51'57" E. 42.76 feet to a point on the west line of Howard Street; thence along Howard Street N. 5°06' E. 20.0 feet; thence N. 64°32' W. 159.29 feet, more or less to the true point of beginning.

Said tract contains 6654.05 sq. feet or 0.1528 acres.

Tract II

A tract of land in the northwest quarter of the southeast quarter (NW¼SE¼) of Section 18, Township 25 North, Range 43 E.W.M., in the City of Spokane, Spokane County, State of Washington, described as follows:

Beginning at a point on the west line of the NW¼SE¼ of said Section 18, said point bears S. 0°29'00" W. 691.49 feet from the center of said Section 18; thence N. 76°21'30" E. 130.15 feet; thence S. 50°18'00" E. 21.74 feet; thence N. 67°51'30" E. 74.39 feet to a point on the west line of Howard Street and the true point of beginning of the tract to be described; thence along Howard Street, S. 1°55'00" E. 220.84 feet; thence S. 42°41' E. 54.28 feet; thence S. 21°33' E. 39.47 feet; thence N. 50°16' E. 120.0 feet; thence N. 24°12' W. 51.85 feet; thence N. 73°26' W. 30.10 feet to a point on the northerly line of Havermale Street; thence S. 50°16' W. 44.68 feet to a point on the east line of Howard Street; thence along Howard Street, N. 1°55'00" W. 169.19 feet; thence N. 68°18'16" W. 65.48 feet, more or less, to the true point of beginning.

Said tract contains 21048.7 sq. feet or 0.4832 acres.

Tract III

A tract of land in the northwest quarter of the southeast quarter (NW¼SE¼) of Section 18, Township 25 North, Range 43 E.W.M., in the City of Spokane, Spokane County, State of Washington, described as follows:

Beginning at a point being the intersection of the centerline of Howard Street with the North line of the NW¼SE¼of said Section 18; thence along the centerline of Howard Street S. 10°24'30" W. 211.32 feet; thence N. 79°35'30" W. 30.0 feet to a point on the West line of Howard Street and the true point of beginning of the tract to be described; thence along Howard Street; S. 10°24'30" W. 190.47 feet; thence S. 1°55'00" E. 45.45 feet; thence N. 88°05' E. 60.0 feet to a point on the East line of Howard Street; thence along Howard Street, N. 1°55' W. 38.97 feet; thence N.10°24' 30" E. 151.42 feet; thence N. 55°04'32" E. 89.19 feet; thence S. 88°50'34"E. 79.47 feet; thence N. 13°12'05" E. 13.35 feet; thence N. 60°35'25" W. 33.44 feet; thence S. 88°34'24" W. 65.27 feet; thence S. 78°24'23" W. 49.92 feet to a point on the East line of Howard Street; thence S. 69°36'20" W. 69.85 feet, more or less, to the true point of beginning.

Said tract contains 19907.9 sq. feet or 0.4570 acres.

Tract IV

A tract of land in the northeast quarter of the southwest quarter (NE¼SW¼) of Section 18, Township 25 North, Range 43 E.W.M., in the City of Spokane, Spokane County, State of Washington, described as follows:

Beginning at a point on the North line of the NE¼SW¼ of said Section 18, said point bears N. 89°59' W. 70.06 feet from the center of said Section 18; thence N. 89°59' W. 64.14 feet; thence S. 32°47' W. 26.85 feet; thence S.86°32' W. 246.80 feet; thence S. 0°36'30" W. 126.06 feet; thence N. 66°39'27" E. 86.73 feet; thence N. 38°29'35" E. 109.34 feet; thence N. 83°04'59" E. 117.98 feet; thence N. 64°28'56" E. 68.22 feet to the point of beginning.

Said tract contains 15018.5 sq. feet or 0.3448 acres.

Tract V

A tract of land in the northeast quarter of the southwest quarter (NE¼SW¼) of Section 18, Township 25 North, Range 43 E.W.M., in the City of Spokane, Spokane County, State of Washington, described as follows:

Beginning at a point on the East line of Monroe Street, said point being 62.5 feet southerly of the south line of Bridge Avenue; thence N. 89°57'30" E. 130.0 feet; thence S. 0°04'30" E. 57.5 feet; thence S. 54°32'06" W. 108.95 feet; thence S. 60°07'30" W. 47.46 feet, to a point on the east line of Monroe Street; thence along Monroe Street N. 0°04'30" W. 144.26 feet to the point of beginning.

Said tract contains 13366.1 sq. feet or 0.3068 acres.

Tract VI

A tract of land in the northeast quarter of the southwest quarter (NE¼SW¼) and the northwest quarter of the southeast quarter (NW¼SE¼) of Section 18, Township 25 North, Range 43 E.W.M., in the City of Spokane, Spokane County, State of Washington, described as follows:

Beginning at a point on the east line of the NE¼SW¼ of said Section 18, said point bears S. 0°29'00" W. 1040.80 feet from the center of said Section 18; thence S. 39°17' E. 44.72 feet; thence S. 65°40'20" W. 16.44 feet; thence N. 24°19'38" W. 276.64 feet; thence N. 66°12'31" E. 28.38 feet; thence N. 19°47'59" E. 64.98 feet; thence N. 10°46' W. 47.40 feet; thence N. 79°14' E. 65.54 feet to a point on the east line of the NE¼SW¼ of said Section 18; thence S. 0°29' W. 342.10 feet to the point of beginning.

Said tract contains 20037.5 sq. feet or 0.4600 acres.

Tract VII

A tract of land in the northeast quarter of the southwest quarter (NE¼SW¼) of Section 18, Township 25 North, Range 43 E.W.M., in the City of Spokane,Spokane County, State of Washington, described as follows:

Beginning at a point on the east line of the NE¼SW¼ of said Section 18, said point bears S. 0°29'00" W. 1040.80 feet from the center of said Section 18; thence S. 39°17' E. 44.72 feet; thence S. 65°40'20" W. 66.44 feet to the true point of beginning of the tract to be described; thence N. 24°19'38" W. 277.11 feet; thence S. 66°12'31" W. 17.54 feet; thence S. 64°21'15" W. 58.32 feet; thence S. 65°32'12" W. 80.58 feet; thence N. 62°12'55" W. 56.90 feet; thence S. 55°31'14" W. 53.15 feet to a point on

Tract VII (Cont.)

the Northerly line of Wall Street; thence S. 41°47' E. 55.84 feet; thence S. 0°01'00" W. 13.50 feet; thence S. 41°47' E. 284.56 feet; thence N. 65°20'28" E. 128.99 feet; thence N. 24°39'32" W. 25.0 feet; thence N. 65°40'20" E. 18.31 feet to the true point of beginning.

Said tract contains 60685.5 sq. feet or 1,3932 acres.

Tract VIII JN

A tract of land in the southwest quarter of the northeast quarter (SW¼NE¼) of Section 18, Township 25 North, Range 43 E.W.M., in the City of Spokane, Spokane County, State of Washington, described as follows:

Beginning at a point being the intersection of the West line of Howard Street with the South line of the SW¼NE¼of said Section 18, thence along Howard Street, N. 10°24'30" E. 76.27 feet; thence S. 79°35'30" E. 60.0 feet to the east line of Howard Street and the true point of beginning of the tract to bedescribed; thence N. 49°54' E. 59.94 feet; thence N. 83°19' E. 71.7 feet to a point on the southerly line of the old St. P. M. & M. Railway right of way; thence, along said right of way, S. 52°49' E. 179.54 feet; thence N. 74°54'43" W. 257.84 feet; thence S. 63°30'16" W. 12.47 feet to the true point of beginning.

Said tract contains 9826.35 sq. feet of 0.2256 acres.

TRACT IX JN

A tract of land in the southwest quarter of the northeast quarter (SW¼NE¼) of Section 18, Township 25 North, Range 43 E.W.M., in the City of Spokane, Spokane County, State of Washington, described as follows:

Beginning at a point being the intersection of the West line of Howard Street with the South line of the SW¼NE¼ of said Section 18, thence along Howard Street N. 10°24'30" E. 76.27 feet to the true point of beginning of the tract to be described; thence N. 10°24'30" E. 35.68 feet; thence along a curve to the left with a radius of 231 feet a distance of 106.51 feet; thence N. 16°00'30" W. 31.50 feet to a point on the southerly line of the old St.P.M. & M. Railway right of way; thence southeasterly along said right of way, along a curve to the right of 1392.69 feet radius a distance of 99.37 feet. The cord of said curve bears S.54°52'38" E.; thence S. 52°57'38" E. 0.41 feet to a point on the easterly line of Howard Street; thence southerly along the east line of Howard Street along a curve to the right of 383 feet radius a distance of 77.64 feet, the cord of said curve bears S.4°50'20" W.; thence S. 10°24'30" W. 47.80 feet; thence N. 79°35'30" W. 60.0 feet to the true point of beginning.

Said tract contains 9353.21 sq. feet or 0.2147 acres.