

BARRETT & GILMAN

ATTORNEYS AT LAW
1000 SECOND AVENUE, SUITE 1430
SEATTLE, WASHINGTON 98104

RECEIVED

Date

MAY 31 2022

Dept. of Ecology
NWRO

VIA HAND DELIVERY

Washington Department of Ecology

Northwest Region

15700 Dayton Ave North

Shoreline WA 98133

BARRETT & GILMAN

A LAW PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
1000 SECOND AVENUE, SUITE 1430
SEATTLE, WA 98104

THOMAS L. GILMAN
E-MAIL: tgilman@bgseattle.com

TELEPHONE: (206) 464-1900
TELECOPIER: (888) 471-7798

May 31, 2022

VIA HAND DELIVERY

Washington Department of Ecology
Northwest Region
15700 Dayton Ave. North
Shoreline WA 98133

VIA REGULAR MAIL

Washington Department of Ecology
Northwest Region
P.O. Box 330316
Shoreline WA 98133-9716

Re: *Clyde Revord Motors Inc.*
7900 Evergreen Way, Everett WA 98203
TCP ID # NW-0464
Restrictive Covenants Recorded Under Snohomish County
Auditors No. 200011270837

Dear Department of Ecology:

The undersigned counsel for Clyde Revord Motors Inc. and 7900 Evergreen Way LLC provides notice that they have entered into a transaction to convey the business and the above-referenced property to a purchaser who will continue the use of the property as a car dealership and who will take subject to the restrictive covenants identified above. The transaction may close anytime on or after June 30, 2022. The undersigned will notify the department of the identity of the purchasers withing 15 days of closing of the transaction. Please contact me if you have any questions.

Very truly yours,

/s/

Thomas L. Gilman

cc: Client

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ATTORNEYS AT LAW
1000 SECOND AVENUE, SUITE 1430
SEATTLE, WASHINGTON 98104



SEATTLE WA 980

14 DEC 2022 PM 7 L

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DEC 16 2022

DEPT OF ECOLOGY
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Shoreline WA 98133-9716

Washington Department of Ecology

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Shoreline WA 98133-9716

RECEIVED
Date
DEC 16 2022
Dept. of Ecology
NWRO

98133-971615



BARRETT & GILMAN

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1000 SECOND AVENUE, SUITE 1430
SEATTLE, WA 98104

THOMAS L. GILMAN
E-MAIL: tgilman@bgseattle.com

TELEPHONE: (206) 464-1900
TELECOPIER: (888) 471-7798

December 14, 2022

VIA U.S. MAIL

Washington Department of Ecology
Northwest Region
15700 Dayton Ave. North
Shoreline WA 98133

VIA U.S. MAIL

Washington Department of Ecology
Northwest Region
P.O. Box 330316
Shoreline WA 98133-9716

Re: *Clyde Revord Motors Inc.*
7900 Evergreen Way, Everett WA 98203
TCP ID # NW-0464
Restrictive Covenants Recorded Under Snohomish County Auditors
No. 200011270837

Dear Department of Ecology:

The undersigned counsel for 7900 Evergreen Way LLC ("7900") provides notice that 7900 sold the above-referenced property to Evergreen Way I, LLC in a transaction that recorded on December 13, 2022. A copy of the recorded deed is enclosed. Mr. Aiken is counsel for the purchaser.

Very truly yours,

/s/

Thomas L. Gilman

Enclosure

cc: Client (via email)
James Aiken Esq. (via email)

E196535
\$9,500,000.00

AFTER RECORDING MAIL TO:

Name KeyBank National Association OH-DF Key Auto Finance
Address 4910 Tiedeman Rd 5th Floor
City/State Brooklyn, OH 44144

Document Title(s):

1. Statutory Warranty Deed

FirstAM

NCS-1117493-LJ

Reference Number(s) of Documents Assigned or released:

n/a

Grantor(s):

1. 7900 Evergreen Way, LLC

Grantee(s):

2. Evergreen Way I, LLC

Abbreviated Legal Description:

POR NE 1/4 of SW 1/4 SEC 7 TNP 28N R5E, Snohomish County, WA.

Tax Parcel Number(s):

280507-003-006-00

[] Complete legal description is on page _____ of document

No. 12562868 12/13/2022 11:25 AM 302,055.00
Thank you for your payment.
EVA

Unofficial Document

AFTER RECORDING, RETURN TO:

James W. Aiken
989 Seventh Avenue NE
Issaquah, WA 98029

Grantor: 7900 Evergreen Way, LLC, a Washington limited liability company
Grantee: Evergreen Way 1, LLC
Tax Parcel: 280507-003-006-00
Abbrev Legal: POR NE ¼ of SW ¼ SEC 7 TNP 28N R5E, Snohomish County, WA.

STATUTORY WARRANTY DEED

7900 Evergreen Way, LLC, a Washington limited liability company Grantor, for valuable consideration in hand paid conveys and warrants to Evergreen Way 1, LLC, a Washington limited liability company, Grantee, the real property described on the attached Exhibit A, free of encumbrances except as specifically set forth on Exhibit B.

DATED this 15 day of December 2022

7900 Evergreen Way, LLC


Mark Revord, Manager

STATE OF WASHINGTON
COUNTY OF SNOHOMISH

On this 1 day of December 2022 before me personally appeared Mark Revord to me known to have executed the within and foregoing instrument and acknowledged that he signed the same as his/ free and voluntary act and deed, individually and as Manager of 7900 Evergreen Way, LLC, for the uses and purposes therein mentioned.

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



Patty Johnson

NOTARY PUBLIC Notary Public in and
for the state of Washington, my
appointment expires: 3-19-24
PATTY JOHNSON

(Print Notary Name)

EXHIBIT A

LEGAL DESCRIPTION

PARCEL B OF BOUNDARY LINE ADJUSTMENT 1474-00-006 RECORDED JULY 13, 2000 UNDER RECORDING NO. 200007130429 AND SURVEY RECORDED JULY 13, 2000 UNDER RECORDING NO. 200007135001, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON.

Official Document

EXHIBIT B

EXCEPTIONS TO TITLE

1. Liability, if any, for personal property taxes pursuant to RCW 84.56.070 wherein no sale can be made without prepayment of said tax, including advance tax. For further information, please call the Snohomish County Treasurer's office at (425) 388-3307.
2. Potential charges, for the King County Sewage Treatment Capacity Charge, as authorized under RCW 35.58 and King County Code 28.84.050. Said charges could apply for any property that connected to the King County Sewer Service area on or after February 1, 1990.
3. A lease dated October 25, 1999, executed by Clyde Revord and Betty Price as lessor and Argonaut Holdings, Inc., a Delaware corporation as lessee, for a term of 25 years recorded May 10, 2000 as Recording No. 200005100234 of Official Records.
4. Easement, including terms and provisions contained therein:
Recording Date: June 15, 1966
Recording Information: 1874228
In Favor of: City of Everett
For: Right to make necessary slopes for cuts or fills
Affects: as described therein
5. Terms and provisions as contained in an instrument, Recorded : March 21, 1968 in Official Records under Recording Number 2019890 Which, among other things, provides:
Exceptions and reservations.
6. Easement, including terms and provisions contained therein:
Recording Date: September 5, 1972
Recording Information: 2263715
In Favor of: Public Utility District No. 1 of Snohomish County
For: Underground electric transmission and distribution system
Affects: as described therein
7. Easement, including terms and provisions contained therein:
Recording Date: May 16, 1973
Recording Information: 2294940
In Favor of: Public Utility District No. 1 of Snohomish County
For: An electric distribution line
Affects: as described therein.

8. Conditions, notes, easements, provisions and/or encroachments contained and/or delineated on the face of the Survey , recorded June 24, 1980 as Recording No. 8006245017 of surveys, in Snohomish County, Washington.
9. Easement, including terms and provisions contained therein:
Recording Date: September 12, 1995
Recording Information: 9509120095
In Favor of: City of Everett, a municipal corporation
For: Construction, reconstructing, operating, maintaining and repairing a sidewalk and appurtenances
Affects: as described therein
10. Conditions, notes, easements, provisions and/or encroachments contained and/or delineated on the face of the Survey , recorded March 13, 1997 as Recording No. 9703135001 of surveys, in Snohomish County, Washington.
11. The terms, provisions and easement(s) contained in the document entitled "Grant of Easement in Gross" recorded November 1, 1999 as Recording No. 199911010667 of Official Records.
12. The terms, provisions and easement(s) contained in the document entitled "Mutual Grant of Easement and Maintenance Agreement for a private roadway/driveway for ingress and egress" recorded November 1, 1999 as Recording No. 199911010711 of Official Records.

Document(s) declaring modifications thereof recorded November 14, 2016 as Recording No. 201611140667 of Official Records.
13. Terms, covenants, conditions, restrictions, and easements as contained in recorded Lot Line Adjustment (Boundary Line Revision) 99-009 :
Recorded: April 14, 2000
Recording Information: 200004140658

Affidavit of Minor Correction recorded April 30, 2001 in Official Records under Recording Number 200104300596.
14. Conditions, notes, easements, provisions and/or encroachments contained and/or delineated on the face of the Survey ,
Recorded April 14, 2000 as Recording No. 200004145009 of surveys, in Snohomish County, Washington.
15. Terms, covenants, conditions, restrictions and easements as contained in recorded Lot Line Adjustment (Boundary Line Revision) 1474-00-006 :
Recorded: July 13, 2000
Recording Information: 200007130429

16. Conditions, notes, easements, provisions and/or encroachments contained and/or delineated on the face of the Survey , recorded July 13, 2000 as Recording No. 200007135001 of surveys, in Snohomish County, Washington
17. The terms and provisions contained in the document entitled "Restrictive Covenant" recorded November 27, 2000 as Recording No. 200011270837 of Official Records.
18. Conditions, notes, easements, provisions and/or encroachments contained and/or delineated on the face of the Survey , recorded September 7, 2001 as Recording No. 200109075003 of surveys, in Snohomish County, Washington.
19. The terms and provisions contained in the document entitled "Restrictive Covenant" recorded June 15, 2000 as Recording No. 200006150435 of Official Records.

Unofficial Document