

EXHIBIT D

STATUTORY WARRANTY DEED FORM

When Recorded Return To:

Document Title: **STATUTORY WARRANTY DEED**

Reference Number(s)
of Related Documents: N/A

Grantor: Snohomish County, a political subdivision of the State of Washington

Grantee:

Legal Description: THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL A, AS
FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEAST CORNER OF SAID PARCEL A AND THE NORTHERLY MARGIN OF FILBERT ROAD, BEING THE BEGINNING OF A 533.68 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS N14°11'40"E; THENCE WESTERLY ALONG SAID ROAD MARGIN AND CURVE THROUGH A CENTRAL ANGLE OF 14°48'13", AN ARC DISTANCE OF 137.89 FEET TO THE BEGINNING OF A 100 FOOT RADIUS COMPOUND CURVE TO THE RIGHT AT CES 18+07.54, RIGHT 91.94 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°16'35", AN ARC DISTANCE OF 106.95 FEET TO CES 18+95.24, RIGHT 40 FEET; THENCE N00°16'29"E, 34.67 FEET TO THE BEGINNING OF A 30 FOOT RADIUS CURVE TO THE RIGHT AT CES 19+29.91, RIGHT 40 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74°01'38", AN ARC DISTANCE OF 38.76 FEET TO CES 113+70.31, RIGHT 55 FEET, BEING THE BEGINNING OF A 755.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°50'02", AN ARC DISTANCE OF 169.11 FEET TO AN ANGLE POINT ALONG THE EASTERLY LINE OF AFORESAID PARCEL A AT CES 115+27.10, RIGHT 55 FEET; THENCE S89°43'32"E ALONG SAID EASTERLY LINE 2.25 FEET TO THE EAST LINE OF SAID PARCEL A; THENCE S00°16'29"W ALONG SAID EAST LINE 265.48 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL A AND THE TRUE POINT OF BEGINNING.

PARCEL A:

TRACT 22, BLOCK 8, ALDERWOOD MANOR NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGES 74 THROUGH 76 INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THAT PORTION LYING SOUTH OF THE COUNTY ROAD CALLED 196TH STREET S.W. (FILBERT ROAD); AND

EXCEPT PORTION CONVEYED TO SNOHOMISH COUNTY FOR ROAD BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 648955 AND 8608060059; AND

EXCEPT THE SOUTH 51.95 FEET OF THE NORTH 480 FEET OF THE EAST 10 FEET OF SAID PREMISES.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SUBJECT TO ANY EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF RECORD.

Tax Parcel Number: 00372800802203

Consideration: For good and valuable consideration the sufficiency and receipt of which are hereby acknowledged.

Conveyance of Grantor's Interest:

For the above-mentioned consideration, the Grantor, hereby warrants, sells and conveys, all of Grantor's right, title, and interest in the Described Property to Grantee, together with the improvements thereon, subject to liens, encumbrances, easements, restrictions and reservations of record, and together with all after-acquired title of the Grantor.

Property Restriction:

It is the intent of the parties hereto that the Property is used to develop, construct, promote, support, and operate affordable transitional housing and provide supportive services for Veterans and/or Veterans and their families in Snohomish County. In conjunction with this intent, Buyer and Seller agree to include the following "Use Restriction" in the Deed to Buyer: "If during the period of forty (40) years from the date hereof, the Property is not used to provide no less than ten (10) low-income, transitional, rental housing units with supportive services for Veterans and/or Veterans and their families, or the construction, planning, preparation and operation thereof; or the Property is used for industrial uses or commercial uses (as defined in Snohomish County Code Chapter 30.91C.170) except as necessary to provide supportive services for tenants, then subject to the terms of the Deed Restriction Covenant Agreement dated the same date as this deed, the County shall have the right to re-enter and repossess the Property. Upon expiration of the forty (40) year period, this Use Restriction shall automatically terminate without the execution or recording of any documentation."

The County's right to re-enter and repossess the Property shall be referred to herein as "Power of Termination."

Dated this _____ day of _____, 20____.

GRANTOR: Snohomish County

By _____

Its _____

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

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

Dated: _____



(Use this space for notarial stamp/seal)

Notary Public
Print Name _____
My commission expires _____