

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

City Clerk  
555 Israel Road SW  
Tumwater, WA 98501

**QUIT CLAIM DEED**

GRANTOR:	The City of Tumwater, Washington
GRANTEE:	Homes First, a Washington Nonprofit Corporation
ABBREVIATED LEGAL DESCRIPTION:	PARCEL 3, SS-2312, recorded June 16, 1989, Auditor's File No. 8906160013. commonly known as 6541 Henderson Blvd SE, Olympia, WA 98501.  Full legal description on Exhibit A.
ASSESSORS' TAX PARCEL ID NO.:	12701230202
REFERENCE NO.:	N/A

## QUIT CLAIM DEED

The City of Tumwater, Washington, a Washington Municipal Corporation (“Grantor”), for and in consideration of no dollars (\$0.) and other good and valuable consideration, hereby donates, conveys and quit claims to Homes First, a Washington Nonprofit Corporation (“Grantee”), the real estate in the County of Thurston, State of Washington, more particularly described on Exhibit A attached hereto and made a part hereof (“Property”), together with all after-acquired title of Grantor therein and subject to the following.

The Property was purchased by the Grantor using federal funds from the American Rescue Plan Act, State and Local Fiscal Recovery Fund. This Property donation makes Grantee a subrecipient of federal funds. The Grantor and Grantee expressly agree that fee simple ownership in the Property shall revert to the City if any of the following conditions arise:

- A. Grantee is federally suspended or debarred.
- B. Grantee violates Title VI of the Civil Rights Act of 1964:
- C. Grantee fails to use or allows the Property to not be used for affordable housing consistent with RCW 39.33.015 (“affordable housing”).

Grantor reserves the right to file a deed of rescission/reconveyance upon the Grantee’s failure of conditions, as set forth in more detail in the Property Transfer Agreement between Grantor and Grantee on file with the Tumwater City Clerk.

This conveyance is made subject to all matters of record.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2022.

GRANTOR:  
The City of Tumwater, Washington

GRANTEE:  
Homes First

\_\_\_\_\_  
Debbie Sullivan, Mayor

\_\_\_\_\_  
Trudy Soucoup, Chief Executive Officer

[illegible]

I certify that I know or have satisfactory evidence that DEBBIE SULLIVAN 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: \_\_\_\_\_

Print Name: \_\_\_\_\_  
 Notary Public in and for the  
 State of Washington  
 My appointment expires: \_\_\_\_\_

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF THURSTON )

I certify that I know or have satisfactory evidence that TRUDY SOUCOUP 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: \_\_\_\_\_

Print Name: \_\_\_\_\_  
 Notary Public in and for the  
 State of Washington  
 My appointment expires: \_\_\_\_\_

**EXHIBIT A  
LEGAL DESCRIPTION**

PARCEL 3 OF SHORT SUBDIVISION NO. SS-2312, AS RECORDED JUNE 16, 1989 UNDER AUDITOR'S FILE NO. 8906160013.

EXCEPT FOR A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 1, THENCE SOUTH 88°39'13" EAST, 87.24 FEET TO THE WEST MARGIN OF HENDERSON BOULEVARD; THENCE ALONG SAID WEST MARGIN, NORTH 16°15'47" EAST 19.91 FEET TO BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 746.20 FEET; THENCE CONTINUING NORTHERLY ALONG SAID WEST MARGIN, ALONG THE ARC OF SAID CURVE 13.50 FEET THROUGH A CENTRAL ANGLE OF 01°02'11"; THENCE DEPARTING SAID WEST MARGIN, NORTH 76°55'21" 75.72 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG SAID CURVE 34.81 FEET, THROUGH A CENTRAL ANGLE OF 79°46'35" TO THE WEST LINE OF SAID SECTION 1; THENCE ALONG SAID WEST LINE, SOUTH 02°51'14" 72.81 FEET TO THE POINT OF BEGINNING.

IN THURSTON COUNTY, WASHINGTON.