STATUTORY WARRANTY DEED

Grantor -- King County, Washington
Grantee -- City of Maple Valley
Legal ---- SE ¼, Sec. 34, Twp 22 N., Rge 6 E., W.M.
Tax Acct. -- 342206-9016

The Grantor, KING COUNTY, a political subdivision of the State of Washington, for and in consideration of THREE HUNDRED NINETY-THOUSAND AND NO/100 DOLLARS ($390,000.00), the receipt of which is hereby acknowledged, pursuant to King County Ordinance No. 14020, does hereby convey and warrant unto the CITY OF MAPLE VALLEY, a municipal corporation of the State of Washington, the following described lands, situate in King County, Washington:

That portion of the SE ¼ of the SE ¼ of Section 34, Township 22 North, Range 6 East, W.M., in King County, Washington, lying Westerly of the West margin of the 200 foot right of way granted to the Burlington Northern Railroad Company, a Delaware corporation, successor in interest to the Columbia and Puget Sound Railroad Company, under the provisions of an Act of Congress approved March 3, 1875; EXCEPT a 100 foot right of way, conveyed to the Northern Pacific Railway Company, by instrument recorded under King County Recording No. 1830183; EXCEPT that portion for SE 288th St., also known as J.A. McKinnon Road, established in 1929, under King County Recording No. 1001310. SUBJECT TO transmission line easements granted to the United States of America, across Southerly portion of said premises, under King County Recording Nos. 6029042 and 7505140111.

The City covenants to operate and maintain the property in perpetuity as a public park, public recreational facility, and/or public open space. The City further covenants that it will not in any way limit or restrict access to and use of the property by non-City residents.
The City also covenants that any and all user fees, including charges made by any lessees, concessionaires, service providers, and/or other assignees shall be at the same rate for non-City residents as for the residents of the City.

Dated this 23rd day of February, 2001.

KING COUNTY, WASHINGTON

BY

TITLE

STATE OF WASHINGTON )
) SS
COUNTY OF KING )

I certify that David Preugschat signed this instrument, on oath stated that he was authorized by the King County Executive to execute the instrument, and acknowledged it as the Property Services Manager of King County, Washington to be the free and voluntary act of said County for the uses and purposes mentioned in the instrument.

Dated February 23, 2001

NOTARY PUBLIC in and for the State of Washington, residing at Seattle, My appointment expires 11-15-2004