

After Recording Return to:

Snohomish County
Planning and Development Services
TDR Program Manager
3000 Rockefeller Ave. M/S #604
Everett, WA 98201

DEED OF TRANSFERABLE DEVELOPMENT RIGHTS

Reference Number(s) of Related Document(s)

Additional Reference #'s on Page __

Grantor(s)

Additional Grantors on Page _____

Grantee(s)

Additional Grantees on Page _____

Legal Description (abbreviated form: i.e. Lot/Block/Plat or Section/Township/Range)

Complete Legal on Page _____

Assessor's Property Tax Parcel/Account Number

Additional Parcel #'s on Page _____

THIS DEED OF TRANSFERABLE DEVELOPMENT RIGHTS (hereinafter "Deed") is made this ____ day of _____, 20____, by _____ (hereinafter "Grantor"), the owner of certified transferable development rights issued by Snohomish County under Chapter 30.35A of the Snohomish County Code, to _____ (hereinafter "Grantee").

WITNESS THAT:

- A. On _____, 20____, concurrent with the execution of a Transfer of Development Rights Conservation Easement on the Sending Site by _____ granting a Conservation Easement to Snohomish County, attached hereto as Exhibit A, and recorded under Snohomish County Auditor Instrument No. _____, Snohomish County issued ____ Certificates of Transferable Development Rights with serial numbers _____. A true and correct copy of each Transferable Development Rights Certificate is attached hereto as Exhibit B.
- B. Grantor is the owner of the Sending Site, as evidenced by the _____ recorded under Snohomish County Auditor Instrument No. _____. On the date of execution of this Deed, the land use designation of the Sending Site is _____, and the zoning of the Sending Site is _____. A map of the Sending Site is attached hereto as Exhibit C.

[IF THERE IS NO RECORDED DOCUMENT EVIDENCING OWNERSHIP, ALTERNATIVE EVIDENCE CAN BE ATTACHED AS AN EXHIBIT TO THIS DEED. IF GRANTOR NO LONGER OWNS THE SENDING SITE, LANGUAGE MUST BE INCLUDED PURSUANT TO SCC 30.35A.070 THAT EITHER THE SITE WAS SOLD BUT THE TDR CERTIFICATES WERE RETAINED BY THE GRANTOR OR THE TDR CERTIFICATES WERE CONVEYED TO GRANTOR BY A PRIOR DEED OF TRANSFERABLE DEVELOPMENT RIGHTS (THE DEED MUST BE IDENTIFIED BY DATE OF EXECUTION, NAMES OF ORIGINAL TRANSFEROR AND TRANSFEREE, AND THE VOLUME AND PAGE WHERE RECORDED WITH THE AUDITOR).]

NOW, THEREFORE, in consideration of the sum of \$_____, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does grant, convey, assign, transfer, and warrant to Grantee, its successors and assigns, ____ Transferable Development Rights, said Transferable Development Rights established in Transferable Development Rights Certificates with the following serial numbers: _____;

AND, through this deed, Grantor acknowledges no further rights in or to the Transferable Development Rights Certificates hereby conveyed;

AND, Grantor warrants that all required excise taxes have been paid, as evidenced by the document attached hereto as Exhibit D.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument this ____ day of _____, 20____.

GRANTOR [IF INDIVIDUAL]:

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On this the _____ of _____, 20____, I hereby certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it be their free and voluntary act for the uses and purposes mentioned in the instrument.

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

Printed Name: _____
NOTARY PUBLIC in and for the State of
Washington, residing at _____.
My Commission Expires: _____.

GRANTOR [IF REPRESENTATIVE]:

By: _____
Its: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

GRANTEE [IF REPRESENTATIVE]:

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/she) signed this instrument; on oath stated that (he/she) was authorized to execute the instrument; and acknowledged it, as the _____ of _____, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

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

Printed Name: _____
NOTARY PUBLIC in and for the State of
Washington, residing at _____.
My Commission Expires: _____.

The undersigned has reviewed, approved, and accepted for completeness the Deed pursuant to SCC 30.35A.070.

Director of the Snohomish County
Department of Planning and Development Services

APPROVED AS TO FORM:

Deputy Prosecuting Attorney

Exhibit A

Transfer of Development Rights Conservation Easement

Exhibit B

Transferable Development Rights Certificate(s)

Exhibit C

Map of Sending Site

Exhibit D

Proof of Payment of Required Excise Taxes