

After recording, please return to:  
City of Bellevue  
Finance and Asset Management  
Attn:  
P.O. Box 90012  
Bellevue, WA 98009-9012

CR# \_\_\_\_\_ Date \_\_\_\_\_ Loc \_\_\_\_\_

**RELEASE OF PROTECTIVE COVENANTS**

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**Reference:** 4934218, 4935968, 20151005000146  
**Grantor:** A majority of the owners of the lots in Woodridge Addition, Division No. 3  
**Grantee:** City of Bellevue, a Washington municipal corporation  
**Abbreviated Legal:** Lots 19, Woodridge Div. No. 3, Vol. 60, pgs. 75-76, King County  
**Additional Legal on Page:** N/A  
**Assessors Tax Parcel ID#:** 954200-0095

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IN THE MATTER OF: Woodridge Addition, Division No. 3, Lot 19,  
COB Parcel # \_\_\_\_\_

**RECITALS**

A. The undersigned are owners of the lots in Woodridge Addition, Division No. 3, as recorded under number 4934218 of official records of King County Washington, in volume 60 of plats, pages 75 and 76 ("Woodridge Addition Div. 3").

B. Said owner are subject to protective covenants as recorded under number 4935968 in official records of King County Washington volume 3820, pages 99 through 101 as stated in Exhibit A and incorporated by reference herein, as first amended by an instrument recorded under number 5441480 in volume 4288 page 387 through 389 as stated in Exhibit B and incorporated by reference herein, and with a second amendment by an instrument recorded under number 20151005000146 as stated in Exhibit C and incorporated by reference herein (collectively the "Protective Covenants").

C. Lot 19 of the Woodridge Addition Div. 3, as described in Exhibit D and incorporated by reference herein, ("Lot 19"), is owned by the City of Bellevue ("Grantee").

D. Grantee desires the removal of restrictive residential covenants on Lot 19 to allow Lot 19 to be used for public recreation and open space purposes which include development of a neighborhood park and establish a connection to the Eastrail trail system within Woodridge Addition Division 3.

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E. Pursuant to the requirements of RCW 35A.21.410, the City of Bellevue shall provide public notice and hold a public hearing on the proposed release of the Protective Covenants on Lot 19 prior to finalizing and recording this Release of Protective Covenants.

F. The Protective Covenants may be amended and released with the written consent of a majority of the owners of the lots in said plat.

G. The undersigned are a majority of the owners of the lots in said plat ("Grantors") and desire to release Lot 19 of said Protective Covenants as stated herein;

### **AGREEMENT**

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. The foregoing recitals are true and correct and are hereby incorporated herein by this reference.

2. Effective as of the date hereof, the Protective Covenants are hereby terminated, released, and discharged in their entirety as to Lot 19; shall be of no further force or effect on Lot 19; and no longer a burden or encumbrance on title to Lot 19.

3. This Release of Protective Covenants from Lot 19 does not and shall not be construed to release any portion or whole of the Protective Covenants as to any other lot within the Woodridge Addition, Division 3.

IN WITNESS THEREOF, we, the undersigned owners of lots in the plat of Woodridge Addition, Division No. 3 have signed this Release of Protective Covenants as a free and voluntary act on the days set after our respective names.

Lot 19 City of Bellevue, a Washington municipal corporation

By: \_\_\_\_\_

John Resha

Director of Finance and Asset Management

Date \_\_\_\_\_

Approved as to form by:

\_\_\_\_\_  
Name: Karen L. Phu  
Title: Assistant City Attorney

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STATE OF WASHINGTON

}  
} SS.  
}

COUNTY OF KING

I certify that I know or have satisfactory evidence that **John Resha** is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the **Director of Finance & Asset Management** of the **CITY OF BELLEVUE** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Signature: \_\_\_\_\_

Notary Public in and for the State of Washington

My appointment expires: \_\_\_\_\_

IN WITNESS THEREOF, we, the undersigned owners of lots in the plat of Woodridge Addition, Division No. 3 have signed this Release of Protective Covenants as a free and voluntary act on the days set after our respective names.

Lot 5 15<sup>th</sup> Street Associates, LLC, a Washington limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF WASHINGTON                                 }  
  } SS.  
COUNTY OF KING                                 }

I certify that I know or have satisfactory evidence that \_\_\_\_\_ is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the \_\_\_\_\_ of the **15<sup>th</sup> Street Associates, LLC** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Signature: \_\_\_\_\_

Notary Public in and for the State of Washington

My appointment expires: \_\_\_\_\_

IN WITNESS THEREOF, we, the undersigned owners of lots in the plat of Woodridge Addition, Division No. 3 have signed this Release of Protective Covenants as a free and voluntary act on the days set after our respective names.

Lot _____	_____	_____	_____	_____
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IN WITNESS THEREOF, we, the undersigned owners of lots in the plat of Woodridge Addition, Division No. 3 have signed this Release of Protective Covenants as a free and voluntary act on the days set after our respective names.

Lot _____	_____ Signature	_____ Date	_____ Signature	_____ Date
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Lot _____	_____	_____	_____	_____
	Signature	Date	Signature	Date

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the said instrument as their free and voluntary instrument act and deed for the uses and purposes therein mentioned.

Signature: \_\_\_\_\_

Notary Public in and for the State of Washington

My appointment expires: \_\_\_\_\_



STATE OF WASHINGTON

}

} SS.

COUNTY OF KING

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I certify that I know or have satisfactory evidence that \_\_\_\_\_ is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the \_\_\_\_\_ of the \_\_\_\_\_ to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Signature: \_\_\_\_\_

Notary Public in and for the State of Washington

My appointment expires: \_\_\_\_\_

STATE OF WASHINGTON

}  
} SS.  
}

COUNTY OF KING

On this day personally appeared before me \_\_\_\_\_ to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Signature: \_\_\_\_\_

Notary Public in and for the State of Washington

My appointment expires: \_\_\_\_\_