

ORDINANCE NO. 2014-10-057

**AN ORDINANCE ACCEPTING NORTH CASCADES AUDOBON SOCIETY'S  
DONATION OF SCUDDER'S POND PROPERTY**

**WHEREAS**, Bellingham Municipal Code 4.90.020 provides that City Council may, by ordinance, accept any real property donated, devised or bequeathed to the City of Bellingham; and

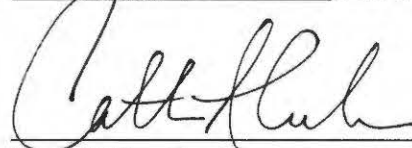
**WHEREAS**, the North Cascades Audubon Society desires to donate to the City of Bellingham certain real property located in the Lake Whatcom Watershed commonly known as Scudder's Pond, which is legally described and depicted in Exhibit A attached hereto and incorporated herein by this reference (the "Scudder's Pond Property"); and

**WHEREAS**, City Council has determined that it is in the best interests of the City to accept the Scudder's Pond Property for the purpose of protecting the water quality of Lake Whatcom consistent with the City's Lake Whatcom Property Acquisition and Pollution Control Program ("Program").

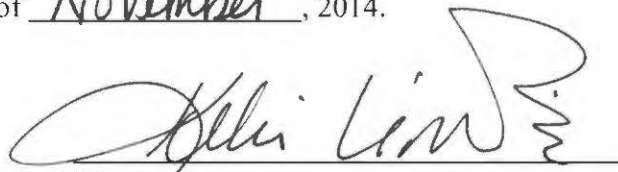
**NOW, THEREFORE, THE CITY OF BELLINGHAM DOES HEREBY ORDAIN AS  
FOLLOWS:**

The City of Bellingham hereby accepts the North Cascades Audubon Society's donation of the Scudder's Pond Property, which is legally described and depicted in Exhibit A hereto. The deed conveying the property shall be substantially in the form attached hereto as Exhibit B.

**PASSED** by the Council this 27th day of October, 2014.

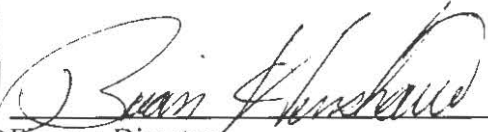
  
\_\_\_\_\_  
Council President

**APPROVED** by me this 4th day of November, 2014.

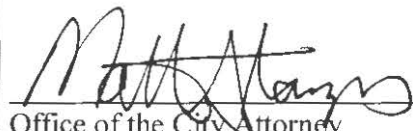
  
\_\_\_\_\_  
Mayor

City of Bellingham  
City Attorney  
210 Lottie Street  
Bellingham, Washington 98225  
360-778-8270

**ATTEST:**

  
\_\_\_\_\_  
Finance Director

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Office of the City Attorney

Published:

October 31, 2014  
\_\_\_\_\_

**Attachment "A"**  
**Legal Description and Property Map**

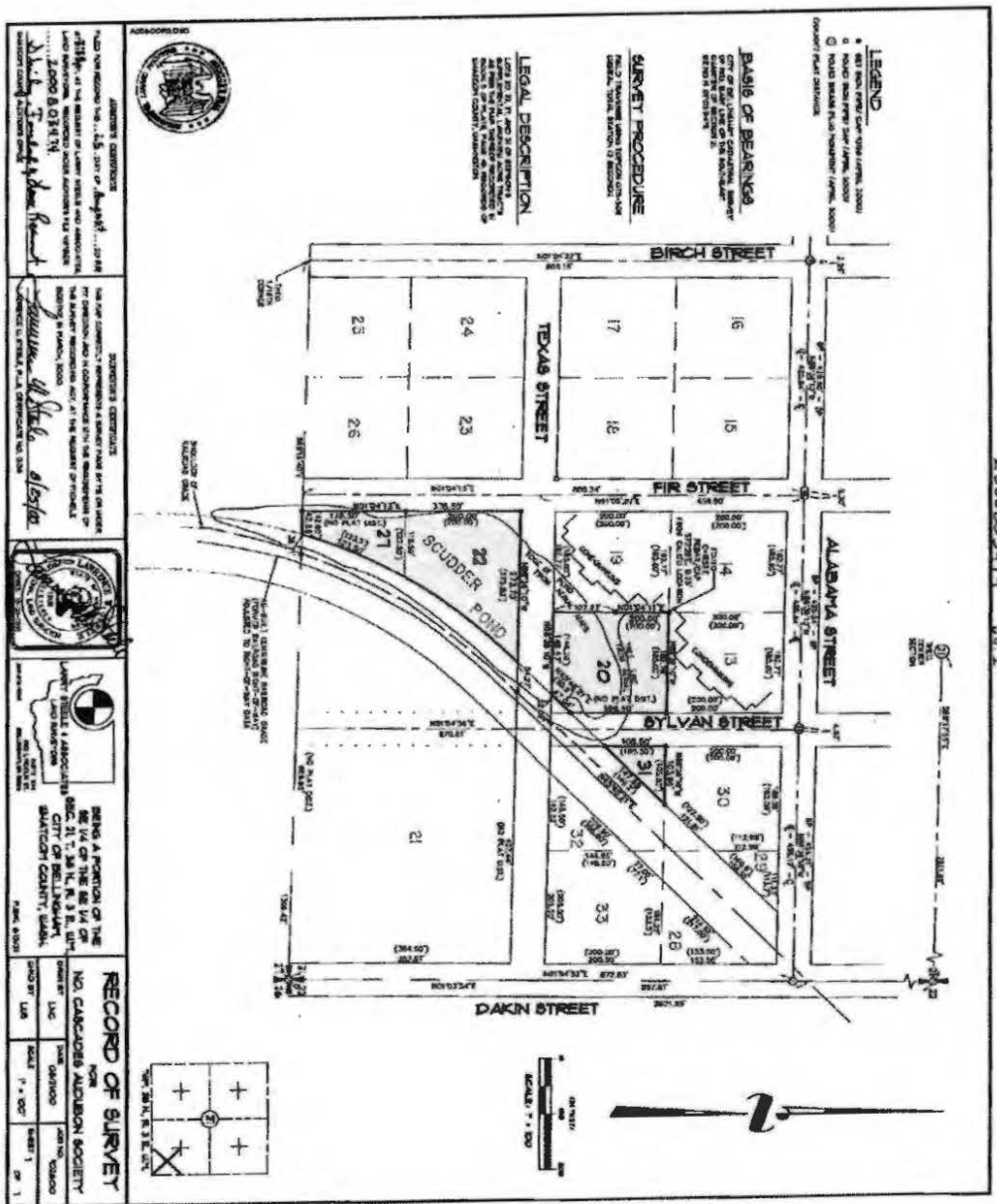
LOTS 20, 22, 27 AND 31, STIMSON'S SUPPLEMENTAL LAKEVIEW ACRE TRACTS,  
WHATCOM COUNTY, WASHINGTON, A PART OF THE CONSOLIDATED CITY OF  
BELLINGHAM, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF  
PLATS, PAGE 45, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

Ordinance (3)

City of Bellingham  
City Attorney  
210 Lottie Street  
Bellingham, Washington 98225  
360-778-8270

1.000803474 W.L.E.



**LEGAL DESCRIPTION**  
 LOT 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33 OF THE 1/4 SECTION 14, T. 36 N., R. 3 E., S. 17 E., BEING A PORTION OF THE NO. 34600000 AUDUBON SOCIETY TRACT, S.W. 1/4 OF THE 34, T. 36 N., R. 3 E., S. 17 E., BELLINGHAM CITY OF BELLINGHAM, WASHINGTON COUNTY, WASH.

**RECORD OF SURVEY**  
 FOR THE NO. 34600000 AUDUBON SOCIETY TRACT, S.W. 1/4 OF THE 34, T. 36 N., R. 3 E., S. 17 E., BELLINGHAM CITY OF BELLINGHAM, WASHINGTON COUNTY, WASH.

**ADJACENT OWNERS**  
 TO THE NORTH: ...  
 TO THE SOUTH: ...  
 TO THE EAST: ...  
 TO THE WEST: ...

**APPROVED:** [Signature]

**DATE:** 2008 03 17

City of Bellingham  
 City Attorney  
 210 Lottie Street  
 Bellingham, Washington 98225  
 360-778-8270

Ordinance (4)

Attachment "B"  
Quit Claim Deed

AFTER RECORDING RETURN DOCUMENT TO:

City of Bellingham – Public Works, Engineering  
210 Lottie Street  
Bellingham, WA 98225

*Reserved for Recording Purposes Only*

**DOCUMENT TITLE: QUIT CLAIM DEED**

**GRANTOR: NORTH CASCADES AUDUBON SOCIETY, INC.**

**GRANTEE: CITY OF BELLINGHAM**

**ABBREVIATED LEGAL DESCRIPTION: LOTS 20, 22, 27 AND 31, PLAT OF  
STIMSON'S SUPP LAKEVIEW ACRE TRACTS**

**ASSESSOR'S TAX/PARCEL NUMBER(S): 380321 493033 0000**

**PROJECT NAME/NUMBER: AUDUBON SCUDDER POND DONATION/WS-72**

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**QUIT CLAIM DEED**

The grantor, NORTH CASCADES AUDUBON SOCIETY, INC., a Washington nonprofit corporation, hereby quitclaims and conveys as a gift, without warranties, to the CITY OF BELLINGHAM, a Washington first class municipal corporation, the real property more particularly described as follows:

City of Bellingham  
City Attorney  
210 Lottie Street  
Bellingham, Washington 98225  
360-778-8270

Ordinance (5)

LOT 20, 22, 27 AND 31, STIMSON'S SUPPLEMENTAL LAKEVIEW ACRE TRACTS, WHATCOM COUNTY, WASHINGTON, A PART OF THE CONSOLIDATED CITY OF BELLINGHAM, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 45, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

**DATED** this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**NORTH CASCADES AUDUBON SOCIETY, INC.**

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

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

Print Title \_\_\_\_\_

**STATE OF WASHINGTON** )  
 ) ss  
**COUNTY OF WHATCOM** )

**I CERTIFY** that I know or have satisfactory evidence that \_\_\_\_\_ signed this instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as the \_\_\_\_\_ of **NORTH CASCADES AUDUBON SOCIETY, INC.** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

\_\_\_\_\_  
DATED

City of Bellingham  
City Attorney  
210 Lottie Street  
Bellingham, Washington 98225  
360-778-8270

Ordinance (6)

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SIGNATURE OF NOTARY PUBLIC

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Name Printed

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MY APPOINTMENT EXPIRES