A decorative border with ornate, Art Nouveau-style corners, consisting of multiple parallel lines and curved flourishes.

v.
BUILDING
SALE

REACQUISITION OF THE PROPERTY TITLE

Until the Town of Redmond contracted with the King County Rural Library District in December 1946, the town supported the Library with a stipend of \$100 per year. The Nokomis Club furnished all librarians, paid utilities, provided janitorial service, and all other maintenance costs including building upkeep and equipment replacement. Once the town contracted with the library district, the town paid the Librarian's salary, but paid no building rental, utilities, or janitorial fees that would assist the club in defraying maintenance expenses (*AFR-1*).

Over time the building maintenance and equipment replacement costs became a burden to the Nokomis Club. By 1952 Irene Brown reported to the club at the September meeting that she had met with the Town Council, and an agreement had been reached to turn the building over to the town. At the October club meeting Irene indicated that the deal with the town was stymied, but the town had budgeted funds to pay the utilities. However, the club received correspondence from the Town Clerk that not only reneged on the offer to pay utilities but also accused the club of using nonexistent utility connections (*TC-1*). There was no further discussion with the town until April 1954 when the Town Council expressed an interest in leasing the library and paying all expenses. The club in September informed the Town Council that rent for the Library room is \$600 per year, but the request was never acknowledged.

Meanwhile, since the Nokomis Club no longer had administrative responsibility for the Library, the Trustees of the Redmond Library took steps in April 1954 to update the titles to the Library/Clubhouse property. The title modification empowered the club to make legal decisions relevant to the Library/Clubhouse property when it was changed from the "Corporation of Redmond Public Library" to "Nokomis Club of Redmond Incorporated" (INC-19—INC-22). In order to confirm ownership, copies of the property deeds (DW-3a—DQ-8) were obtained from the King County Auditor in the review performed by the attorney, Alice O'Leary Ralls, who was hired to ensure all document revisions were in the proper legal order (INC-23). In addition recorded in the King County Assessor's Office by the Work Progress Administration (WPA) was a Property Record Card detailing building size and ceiling type, type of construction, interior wall covering, floor type, plumbing, wiring, and heating (PRC-1).^{*} First recorded in 1937 with the last notation in 1973, the card indicates the legal change of name on August 14, 1956. (PRC-2)

The Town on February 24, 1955, recorded with the King County Auditor a lease agreement that had been signed by the Library Trustees on May 1, 1940. The lease was a result of giving the Nokomis property deed to the Town of Redmond in order to gain Works Progress Administration (WPA) labor for the construction of the Clubhouse. The Judge, Fred A Reil, who was also the Town Clerk, ruled it was legally impossible to change the deed when the Library Trustees had presented the case to him (*L-1—L-3*).

The Nokomis Board Members met with the Town Council and Mr. Gay and Mr. Harper, both attorneys on November 30, 1955 to seek an agreement on the disposition of the Nokomis Building with the town. According to the town, the most practical solution would be to give the Town of Redmond clear title to the property with the provision that the town maintain the buildings and grounds, and the property shall always be retain for club, library, and civic purposes. If the building should be inadequate and a new building erected on the premises, the same provisions shall apply. Mr. Gay was instructed to draw up papers to show cause on why a clear title should be given

to the Town of Redmond, and the reasons why it should always be reserved for civic purposes and one room and the kitchen should be reserved for Nokomis use.

The resolution was read at the Nokomis December meeting, and changed to read: Nokomis Club accepts resolutions, but changes them to: the premises are not to be sold or exchangeable at any time, but is to be kept always as a memorial to the Nokomis Club women, and this particular property shall be retained exclusively for club, library, community assembly, and other civic purposes, and let it be stated that the kitchen equipment is the property of Nokomis Club and is not included in the deed. If another building is erected the same provisions will apply. We also demand immediate repairs. In March 1956 the Mayor indicated he would notify the club as soon as the revised documents were ready, but when it was presented to the club in April, the proposal was rejected.

During the course of the next several months, the Nokomis Club conferred with the Mayor, the Town Council, and two attorneys in order to determine a course of action that would obtain a clear title to the Library/Clubhouse property. On December 5, 1957, Nokomis Club representatives, Dorothea Trippett and Lena Ottini, met in a special session with Mayor Gary Graep and the Town Council, Selwyn (Bud) Young, Joe Melquist, Margaret Boyd, and Harold Everson.

Lena Ottini presented the summation to the Mayor and Town Council outlining the fact that the deed to the Nokomis property was given to the Town of Redmond in order to obtain Work Progress Administration (WPA) assistance in construction of the Clubhouse since no private organization could employ WPA labor. It was understood that when the work was completed, the property, clear of the mortgage, would revert to the Nokomis Club. Instead, a 99-year lease was signed with the Town of Redmond, and when the Library Trustees had appeared before him, Judge Reil ruled that it was legally impossible to change the deed (*L-1—L-3*). The Town of Redmond had no record of a deed or deed in their possession, and because the Trustees did sign a lease, the title is clouded. Dorothea Trippett stated that in a similar situation with a ladies club in Enumclaw, the situation was resolved by instituting a friendly suit with the city.

A special meeting of the Nokomis Club was held on December 11th to report on the meeting with the Mayor and Town Council. The club voted to institute a friendly suit against the city to regain clear title to the property, and it was understood that the club would accept the final decision of the attorneys. A law suit was filed in Superior Court for the State of Washington in King County, and was heard before Judge Theodore Turner on March 20, 1958 (*S-1, S-2*). The Plaintiff was the Nokomis Club of Redmond (*PL-1—PL-4*) while the Defendants were the Town of Redmond, Alfred N Brown and Irene Brown. Judge Turner ruled that the "purported lease" was null and void, and the property title belonged to the Nokomis Club of Redmond free of any and all claims (*JN-1, J-1, J-2*).

As the club completed their review of the document modifications they had undertaken, in 1965 they filed a request for tax exemption with the Internal Revenue Service. The club was notified that providing operations continues as proposed in the original application, the exemption granted on November 1, 1934 under the former name, Redmond Public Library, is modified to the revised name of the Nokomis Club of Redmond, Washington. (*CE-3*).

* Works Progress Administration Property Record Card 1937-1973, Washington State Archives, Puget Sound Regional Archives, Bellevue College, 3000 Landerholm Circle SE, MS-N100, Bellevue, Washington 98007-6484.

NOKOMIS CLUB

Annual Financial Report 1946-47

Balance June 28, 1946.

Receipts

Rentals	\$356.50
Dinners	346.85
Donations	202.90
Magazines and Books	193.36
Dues	66.50
Library	<u>28.37</u>
	\$ 1194.48

Disbursements

Puget Sound News	\$230.06
Magazines	124.15
Jr. Club profit on dinners	108.10
King Cnty. Public Library	225.00
Donations	128.60
Miscellaneous	98.63
Refinished Floors	220.42
Cleaning Building	43.00
Insurance	37.87
Fuels	101.13
Oil Heater	101.20
Lights	37.87
Water	<u>18.00</u>
	\$1467.23

Balance June 27, 1947. \$ 99.61

Annual Financial Report 1952-53

Balance April 1, 1952. \$ 46.07

Receipts

Dues	\$ 94.50
Rentals	407.50
Dishcloth sales	15.90
Penthouse	2.00
Card party	34.40
Initiation fees	1.00
Misc	<u>25.02</u>
	\$580.32

Disbursements

Oil	\$ 86.95	
Water	15.75	
Lights	84.91	
Janitor fees	33.60	
Lawn care	25.00	
Lake Washington Council	5.00	
Building insurance	55.15	
Florists	6.70	<u>580.32</u>
Don's Jewelry	10.00	626.39
Redmond Lumber Co.	100.00	
Redmond Hardware	25.84	
American Legion Aux	5.00	
King Cnty Federation	6.80	
Wood	10.30	
Lion's Club	10.00	
Brux Heating	11.59	
WFSC dues Penny Art Fund	19.52	
Misc	<u>22.93</u>	
	\$535.04	

Balance April 2, 1953. \$ 91.35

TOWN of REDMOND

REDMOND, WASHINGTON

September 24th 1953.

Senior Nokomis Club,
Redmond, Washington,

The State Examiner after examining the books of the Town of Redmond some time ago, informed us, it was illegal for the Town to pay for heat, power and light, and furnish the Club with water without charging therefore.

The Mayor has talked to some club members personally about this, and asked me to inform the club, that if not done so as yet, the fuel line and wiring must be disconnected from the Library by October 1, 1953.

Respectfully Yours,



Town Clerk.

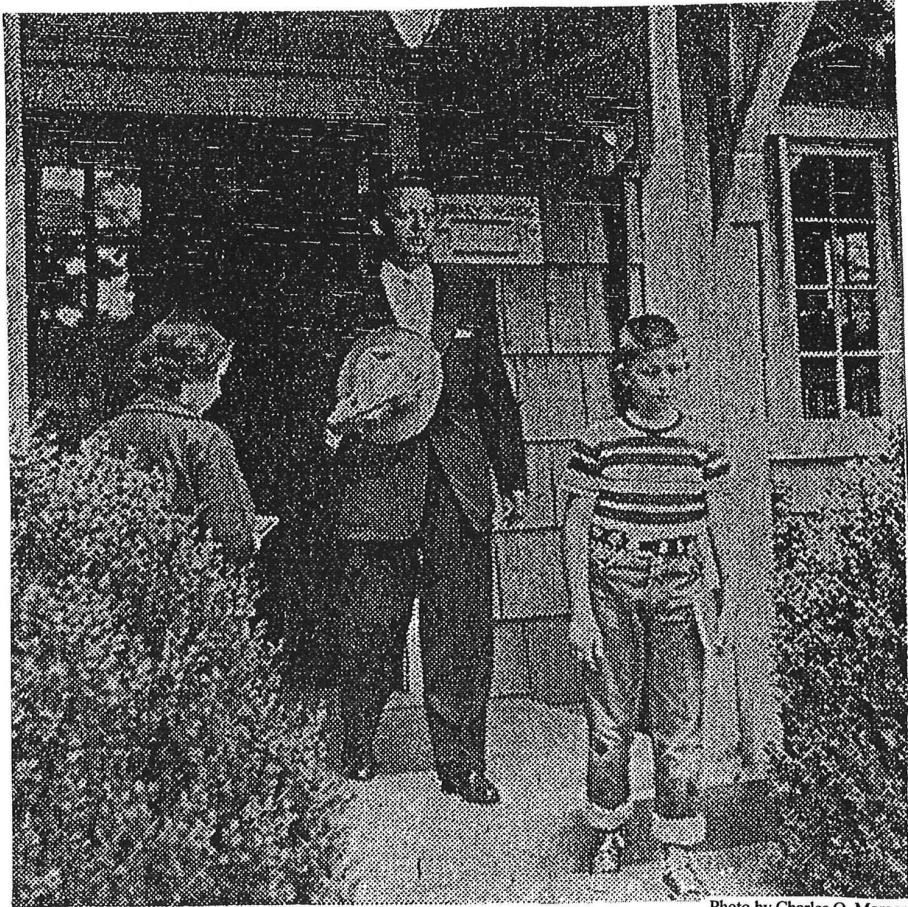


Photo by Charles O. Morgan

Donald Barker (*right*) exits the Redmond Public Library carrying a book for summer reading. Donald's father, Attorney Fred Barker (*center*), follows his son from the library while Kay Kendricks (*left*), a visitor from Buell, Idaho, waits to enter the building.*

* "Summer Reading", *East Side Journal*, July 31, 1952: 8.

MINUTES OF SPECIAL MEETING

-of-

REDMOND PUBLIC LIBRARY

At a special meeting, duly and regularly called for the 8th day of March, 1954, said meeting having been called in accordance with the By-Laws of the Redmond Public Library, and due and proper notice having been given, and all of the members of said Corporation being present at said special meeting and upon motion being made and seconded by unanimous vote the following amendments to the Articles of Incorporation were approved.

1. Resolved that the name of the Corporation be changed. That the last three words in Paragraph I of the Articles of Incorporation be changed to read "Nokomis Club of Redmond." That henceforth the name of this Corporation shall be and is "Nokomis Club of Redmond."

2. Resolved that Paragraph II of the Articles of Incorporation be amended by adding thereto the following: "To assist the members of this Organization and the inhabitants of Redmond and vicinity to secure educational, social, mental and moral benefits and to maintain a place for social or other non-profitable meetings. To hold real and personal estate, hire, purchase or erect buildings suitable for its accommodations. To sell, let, transfer or encumber the same. To do and perform any and all things necessary and proper to the accomplishment of the objects above specified."

Lena Ottini
Secretary

ATTEST:

Irvin W. Brown INC-19
President

APPROVED
AND FILED

MAR 30 1954

EARL COE
SECRETARY OF STATE

BY

Ray Roman
Assistant Secretary of State

CERTIFICATE OF AMENDMENT OF ARTICLES OF
INCORPORATION

-of-

REDMOND PUBLIC LIBRARY

KNOW ALL MEN BY THESE PRESENTS, that pursuant to a special meeting of the members of Redmond Public Library held in accordance with the By-Laws of said Corporation all of the members of said Corporation being then and there present at the said special meeting, upon motion being made and seconded, it was unanimously agreed to amend the Articles of Incorporation of Redmond Public Library, as follows:

ARTICLE I.

Resolved that the name of this Corporation be changed. That the last three words in Paragraph I of the Articles of Incorporation be changed to read "Nokomis Club of Redmond." That henceforth the name of this Corporation shall be and is "Nokomis Club of Redmond."

ARTICLE II.

Resolved that Paragraph II of the Articles of Incorporation be amended by adding thereto the following: "To assist the members of this Organization and the inhabitants of Redmond and vicinity to secure educational, social, mental and moral benefits and to maintain a place for social or other non-profitable meetings. To hold real and personal estate, hire, purchase or erect buildings suitable for its accommodations. To sell, let, transfer or encumber the same. To do and perform any and all things necessary and proper to the accomplishment of the objects above specified."

REDMOND PUBLIC LIBRARY

By Jane W Brown
President

Lena Ottine
Secretary

Math P Johnson

Members of the Board of Trustees of
Redmond Public Library

STATE OF WASHINGTON }
COUNTY OF KING } SS

IRENE BROWN, LENA OTTINI and MABLE P. JOHNSON, being first duly sworn on oath depose and say, each for herself and not one for the other:

That they are respectively the President and Secretary and the Majority of the Board of Trustees of the Redmond Public Library and that said Certificate of Amendment was adopted as above stated and is true and correct as they verily believe.

Irene W Brown
President

Lena Ottini
Secretary

Mable P. Johnson

Subscribed and sworn to before me this 23rd day of March, 1954.

Alice O'Leary Raels
Notary Public in and for the State
of Washington, residing at Seattle.

STATE OF WASHINGTON }
COUNTY OF KING } ss.

I, ROBERT A. MORRIS, Auditor of King County, State of Washington, and ex-officio Recorder of Deeds, and the legal keeper of the records hereinafter mentioned, in and for said County, do hereby certify the above and foregoing

to be a true and correct copy of a WARRANTY DEED

..... Aud. Rec. # 2749257

.....
.....
.....

As ~~of~~ recorded in this office in Vol. 1543 of Records of King County

Page 113
WITNESS my hand and official seal this 1st day of February, 1954

ROBERT A. MORRIS,
Auditor of King County, Washington
By: *Hunter Duell* Deputy

BN 11-52 48

NO 13394

Alfred N. Brown, et ux

to

Warranty Deed

Irene Brown, Trustee, et al

The Grantors, Alfred N. Brown and Irene _ Brown, his wife, in consideration of Ten Dollars in hand paid, convey and warrant to Irene Brown, Ada Huffman, and Lena Ottini, and their successors as Trustees of the Redmond Public Library, the following described Real Estate: Situated in the County of King, State of Washington

Commencing at a point 30 feet north and 463.7 feet West of the corner common to sections 1, 2, 11, 12, in Township 25 North, Range 5 East W. M., thence West 62.5 feet to point of beginning, thence North 93.7 feet, thence West 50 feet thence South 93.7 feet, thence East 50 feet to point of beginning

This conveyance is made to the grantees as a gift with the understanding that the property is to be used for public library purposes, and if at any time it shall cease to be so used, the title shall revert to the grantors.

Dated this 5th day of January, 1933.

Alfred N. Brown (Seal)

Irene W. Brown (Seal)

State of Washington)
County of King) SS

This Certifies that on this 5th day of January, 1933, personally appeared before me Alfred N. Brown and Irene _ Brown, his wife, to me known to be the individuals who executed the foregoing instrument, and acknowledged same as their free act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year in this certificate first above written.

(R. C. S. Notarial Seal)
(Com. Ex. Mar. 16, 1935)
(50 I. R. S. attached and cancelled)

Rex C. Swan
Notary Public in and for the State
of Washington, residing at Redmond

Filed for record at request of A. N. Brown, Feb. 8, 1933, at 43 min. past 10 A. M.

EN

George A. Grant, County Auditor

STATE OF WASHINGTON } ss.
COUNTY OF KING

I, ROBERT A. MORRIS, Auditor of King County, State of Washington, and ex-officio Recorder of Deeds, and the legal keeper of the records hereinafter mentioned, in and for said County, do hereby certify the above and foregoing to be a true and correct copy of a.....
QUIT CLAIM DEED

.....
Aud. Rec. # 2752937.....
.....
.....
.....
.....

As recorded in this office in Vol. 1533 of Deeds Page 526 Records of King County

WITNESS my hand and official seal this 1st day of February, 1954.

ROBERT A. MORRIS,
Auditor of King County, Washington
By: *Robert A. Morris* Deputy



NO 13393

2937

Alfred N. Brown, et ux
to
Redmond Public Library

Quit Claim Deed

Statutory Quit Claim Deed

The Grantors, Alfred N. Brown and Irene Brown, his wife, for and in consideration of One Doll (\$1.00), convey and quit-claim to Redmond Public Library, a corporation, all interest in the following described real estate, situated in the County of King, State of Washington:

Commencing at a point 30 feet north and 463.7 feet West of the corner common to sections 1, 2, 11, 12, in Township 25 North Range, 5 East W.M., thence West 62.5 feet to point of beginning, thence North 93.7 feet, thence West 50 feet thence South 93.7 feet, thence East 50 feet to point of beginning.

This conveyance is made to the grantee as a gift with the understanding that the property is to be used for public library purposes, and if at any time it shall cease to be so used, the title shall revert to the grantors.

Heretofore, to-wit: on the 5th day of January 1933, the grantors conveyed the above described property to Irene Brown, Ada Huffman and Lena Ottini, and their successors, as Trustees of Redmond Public Library, which said conveyance was recorded in Volume 1543 of Deeds at Page 113, Records of the Auditor of King County, Washington, there being at the time of the giving of the said deed no organization under the name of Redmond Public Library other than the three (3) trustees mentioned, but since that time a corporation has been organized under that name and the said three (3) trustees are conveying the said property to the corporation and this quit claim deed is given as approval and confirmation thereof, subject always to the limited use of the said property above stipulated.

Dated this 20th day of March, A.D. 1933.

Alfred N. Brown (Seal)
Irene Brown (Seal)

State of Washington)
County of King) ss

On this day personally appeared before me Alfred N. Brown and Irene Brown, his wife, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 20th day of March, 1933.
(R.C.S. Notarial Seal)
(Com. Ex. Mar. 16, 1935)

Rex C. Swan
Notary Public in and for the State of Washington, residing at Redmond.

Filed for record at request of Irene Brown, Mar. 21, 1933, at 11 min. past 11 A.M.
George A. Grant, County Auditor.

FW House

STATE OF WASHINGTON }
COUNTY OF KING } ss.

I, ROBERT A. MORRIS, Auditor of King County, State of Washington, and ex-officio Recorder of Deeds, and the legal keeper of the records hereinafter mentioned, in and for said County, do hereby certify the above and foregoing to be a true and correct copy of a..... QUIT CLAIM DEED

.....
Aud. Rec. # 2752936
.....
.....
.....

As ~~expressed~~ recorded in this office in Vol. 1537 of Deeds Page 558 Records of King County

WITNESS my hand and official seal this 1st day
of February, 19 54

ROBERT A. MORRIS,
Auditor of King County, Washington
By *Robert A. Morris* Deputy



NO 13392

MLR 13

George A. Grant, County Auditor.

752936

Irene Brown, Trustee, et al

++++

To

Quit Claim Deed

Redmond Public Library

Statutory Quit Claim Deed

The Grantors, Irene Brown, Ada Huffman and Lena Ottini, as Trustees of the Redmond Public Library, as named in that certain warranty deed ^{recorded} in Volume 1543 of Deeds at Page 113, Records of the Auditor of King County, Washington, for and in consideration of One Dollars (\$1.00), convey and quit claim to Redmond Public Library, a corporation, all interest in the following described real estate situated in the County of King State of Washington:

Commencing at a point 30 feet north and 463.7 feet West of the corner common to sections 11, 12, in Township 25 North, Range 5 East W.M., thence West 62.5 feet to point of beginning, thence North 93.7 feet, thence West 50 feet thence South 93.7 feet, thence East 50 feet to point of beginning.

Dated this 20th day of March, A. D. 1933.

Irene Brown (Seal)
Ada Huffman (Seal)
Lena Ottini (Seal)

State of Washington)
County of King) ss.

On this day personally appeared before me Irene Brown, Ada Huffman, and Lena Ottini, as trustees of Redmond Public Library, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 20th day of March, 1933.

(R.C.S. Notarial Seal)
(Com. Ex. Mar. 16, 1935)
N.S.

Rex C. Swan
Notary Public in and for the State
of Washington, residing at Redmond.

Filed for record at request of Irene Brown, Mar. 21, 1933, at 11 min. past 11 A.M.

MLR

George A. Grant, County Auditor.

#####

Nokomis Club

Bill of Sale

To

Redmond Public Library

Know all men by these presents that Nokomis Club, of Redmond County of King, State of Washington the first party, for and in consideration of the sum of One (\$1.00) Dollars, lawful money of the United States of America, to it in hand paid by Redmond Public Library, of Redmond, King County, Washington, the second party, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and deliver unto the second party the following described personal property now located at _ in the Town of Redmond, in the County of King and State of Washington, to-wit:

All books, magazines, equipment, furniture, furnishings and personal property in and about the public library at Redmond, Washington.

To have and to hold the same to the second party, its executors, administrators and assigns forever. And the first party for itself and its successors, covenants and agrees to and with the second party its executors, administrators and assigns, that the first party is owner of the said property, goods and chattels and has good right and authority to sell the same, and that it will warrant and defend the sale hereby made unto the second party, its executors administrators and assigns, against all and every person or persons whomsoever lawfully claiming or to claim the same.

In witness whereof, the first party has caused its corporate name and seal to be hereto affixed by its officers thereto lawfully authorized on the _ day of March 20, 1933.

Signed and delivered in presence of

Irene Brown

Lena Ottini

State of Washington) ss.
County of King

Nokomis Club

By Mable P. Johnson President

Attest: Amelia J. Olofson Secretary

On this 20th day of March, A. D. 1933, before me personally appeared Mable P. Johnson and Amelia J. Olofson to me known to be the President and Secretary, respectively, of the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed thereto is the corporate seal of said corporation.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

(R. C. S. Notarial Seal)
(Com. Ex. Mar. 16, 1935)

Rex C. Swan
Notary Public in and for the State
of Washington, residing at Redmond

Filed for record at request of Irene Brown, Mar. 21, 1933, at 11 min. past 11 A. M.

RJ

George A. Grant, County Auditor

#####

SUPERIOR COURT OF KING COUNTY

FAMILY COURT

314 COUNTY-CITY BUILDING

SEATTLE 4, WASHINGTON

ALICE O'LEARY RALLS

April 20, 1954

MAIN 5900, LOCAL

Nokomis Club of Redmond
c/o Mrs. F. H. Plummer
Route 1, Box 1371
Redmond, Washington

In accordance with your telephone request, I am outlining herewith legal services rendered to the Nokomis Club to date:

Legal services..... \$100.00
Amending Articles of Incorporation
Changing name
Increasing powers
Title Search - Washington Title Co.
Search of auditor's records
Securing 3 photostatic copies of
deeds
Preparing quit claim deed
Appearance before court

Trusting the above services have been satisfactory and with sincere wishes for the continued success of the Club, I remain

Very sincerely,


ALICE O'LEARY RALLS

AOR:ms

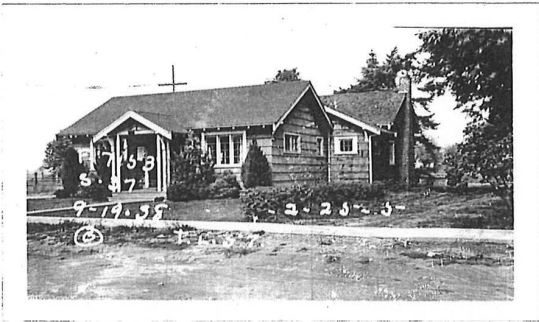
Pa
June 3rd 1954

TRICT: 2 ADDITION TAX LOTS NAME: 71530-1 37
 SECTION 2 TWP. 25 N. RANGE 5 EWM: BLOCK TRACTOR OR LOT NO. TAX LOT # 57
 DESCRIPTION Beg 30' N & 526.2' W of SE cor of Sec th N 193.7' th W 50' th S 193.7' th E
 50' to beg (Pt 28)

3 ADDRESS ... PROPERTY CONT. PURCHASER
 4 FEE OWNER Redmond Public Library (W.D.) (11-20-36) (1-5-33) (2-8-33)
 5 ARCHITECT CONTRACTOR (3-21-35) (12-2-36)

BASEMENT	STORE FRONTS	EXTRA FEATURES
None	None	None
CONSTRUCTION	Single-Good	
MISCELLANEOUS	Electric fan	
7 CONDITION: EXTERIOR	Fair	INTERIOR Fair FOUND. Fair
8 MAIN SUPPORT COLUMN	4 x 6 Post	10' x 6 Beam 10' SPAN 00 Ft.
9 FIRST FLOOR JOIST	3x10" & 16	INCH CENTERS BRIDGED NO
10 BUILDING	Finished	
11 GROSS INCOME \$	EXPENSE \$	NET INCOME \$
12 DEPRECIATION: COND. 17	% OBSLSE.	% ECON. SUIT. % TOTAL %
YEAR BUILT	1930	REMODELED 1937
EFFECTIVE AGE	5 YEARS	FUTURE LIFE 25 YEARS
DIMENSIONS	20x32 x 26x44 x 11x22	SQUARE FT. AREA CUBIC FT.

TERIOR 4-Plywood



2026

IMPROVEMENT VALUE

MAIN BUILDING \$ 1860.
 OTHER BUILDINGS \$ 20.
 TOTAL \$ 1880.
 ASSESSED VALUE 50% \$ 940. Arb.
 DATE 1-1-39

LAND INFORMATION

1. SIZE x
 Level On grade
 2. STREET -- ROAD Graded-Gravel
 No alley
 3. SIDEWALK Conc Septic tank

4. LANDSCAPING Shrubs & Lawn

5. TREND Static VALUE \$ 50.

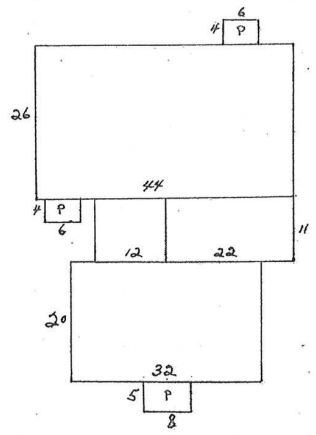
6. Use Residential

7. DISTRICT Medium-Old
 1900

OTHER BUILDINGS	CONSTRUCTION	FLOOR	ROOF	STY.	DIMENSION	AREA	VALUE
Shed	Single	Shiplap		1	10 x 12	120	32.

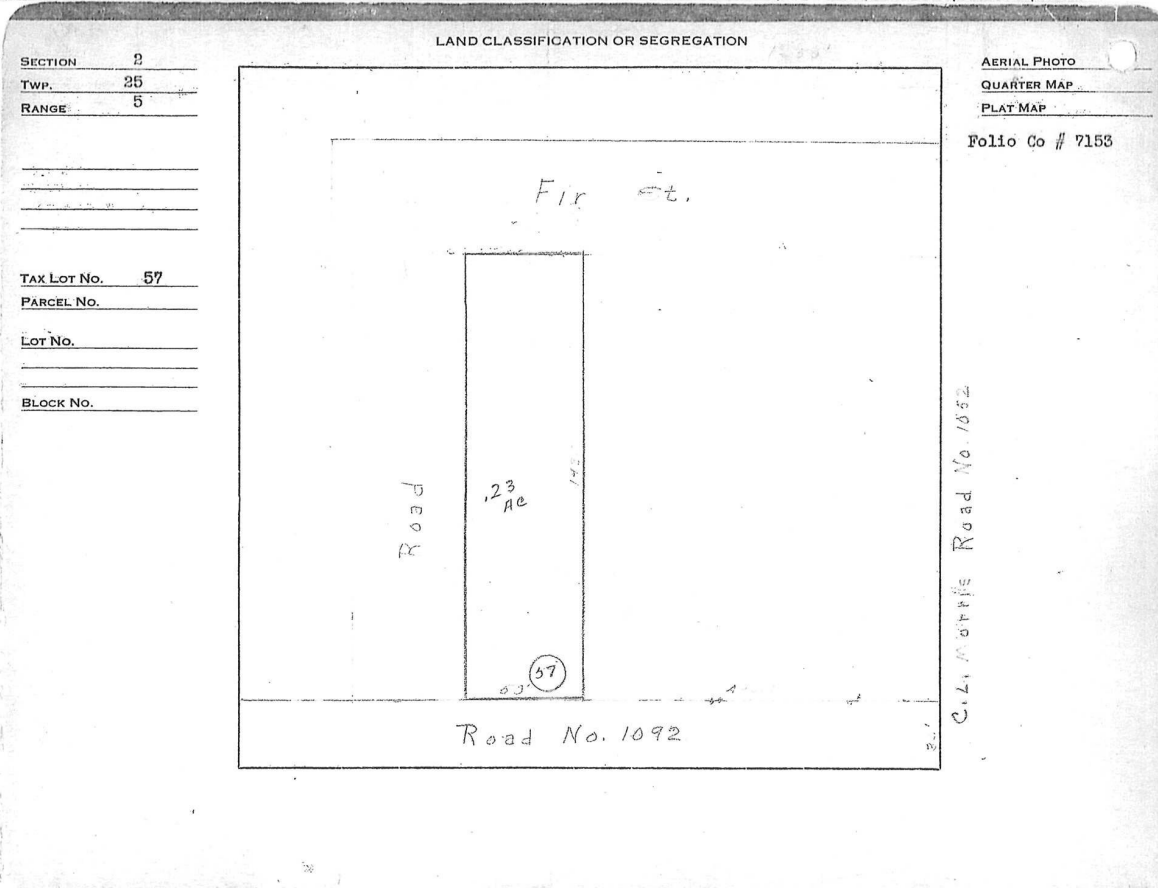
OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP

FLOOR PLAN SC-20-11"



REMARKS .23 Acres Class Bldg (2-Good)
 Porch Dimensions.
 1-4x6 - 24
 1-5x8 - 40
 1-4x6 - 24

DISTRICT		ROAD		SCHOOL		WATER		FIRE		METRO		DECREASE OR INCREASE IN ASSESSED VALUATION			
Redmond				205		HRS. #2						022505-057 * 370 940 2030 5700			
RECORD OF ASSESSED VALUE					DATE	BY	REASON	DECREASE	INCREASE	DECREASE	INCREASE				
YEAR	Ac.	LAND	BLDGs.	TOTAL											
19 39	.23	50	940	990			EXEMPT (28)								
19 48	"	850	940	1090											
19 54	v	210	940	1150	9-52	B.									
19 58	"	370	940	1310	8-14-56	Bm	R. (Chg legal (cards o.k.) 7/9/59 No. 6-6176)								
19 62	"	370	940	1310	8-15-60	Bm	R.								
19 69	"	3860	940	4800	2-23-67	WLL	R.								
71 XL	7720 B	1880 T			9600*022505-9057-0 819										
19 72	15,440	3760	19,200	17,470	M. Z.		omit 3860 land & 940 imp - 69 roll 8700								
19 72	3720	1880	2600	17,470	"		Omit 7720 land & 1880 imp for 71 roll				(8716)				
19 72 L	7720 B	1493 T			9213*022505-9057-0 9171		No longer exempt								
19 73 L	7720 B	1880 T			9600*022505-9057-0 9171										
19 72	7720	1880	9600		10/4/71	Rd					not in Kavalua area				
19 73	7720	1880	9600												



L E A S E

THIS INDENTURE made this 1st day of ~~April~~^{May}, 1940 between TOWN OF REDMOND, a municipal corporation, as Lessor, and REDMOND PUBLIC LIBRARY, as Lessee, WITNESSETH:

WHEREAS the Lessor is the owner of the following described real estate situated in King County, Washington, towit:

Beginning at a point 30 feet North and 526.2 feet West of section corner common to Sections 1-2 and 11-12 in Township 25 North, Range 5 East W.M.; thence West 50 feet; thence North 193.7 feet; thence East 50 feet; thence South 193.7 feet to place of beginning;

upon which real estate is located a building used as a public library and community assembly room for the Town of Redmond; and

WHEREAS for a long time past said public library and assembly room have been maintained and cared for by the Lessee herein; and

WHEREAS by resolution duly adopted by the Town Council of the Town of Redmond the Mayor and Clark have been authorized to enter into a lease of said property for a period of ninety-nine years with the said Lessee;

NOW, THEREFORE, pursuant to the said resolution, the Lessor does by these presents lease and demise unto the said Lessee and the said Lessee does hereby hire and take from the said Lessor the above described premises with the buildings situated thereon for the term of ninety-nine (99) years from the first day of May, 1940 to the 31st day of April, 2039, at an annual rental of One Dollar (\$1.00), payable yearly in advance on the first day of each and every May.

It is understood and agreed that the Lessee shall use the said premises only for library and community assembly purposes and for such allied community purposes as shall from time to time develop, and that the said premises shall in no way be used for the financial profit of the Lessee except as such financial profit shall be reinvested in betterment of the premises or in the purchase

1.

of books for the said library or to otherwise serve the Town of Redmond and the community in which it is situated.

It is hereby agreed that if any rent shall be due and unpaid or if the said building shall be used by the Lessee otherwise than as herein provided for, or if the said building shall not be maintained in repair, or if the Lessee shall fail to operate the same for the uses herein contemplated, then at the option of the Lessor this Lease may be terminated. It is further agreed that this Lease shall not be assignable by the Lessee without the written consent of the Lessor, and that the interest of the Lessee may not be transferred by operation of law through any execution sale or bankruptcy proceeding, and that if any such take place this Lease shall be thereby automatically terminated, and the Lessor may immediately re-enter and take possession of the said premises.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals the day and year first above written.

TOWN OF REDMOND

By *F. W. Buckley* Acting
Mayor

By *F. A. Reil* Clerk

REDMOND PUBLIC LIBRARY

By *Ada T. Huffman* President & Trustee

By *Lena Ottin* Secretary & Trustee

By *Doree W. Brown* Vice President Trustee

STATE OF WASHINGTON :
: ss.
COUNTY OF KING :

On this 1st day of ~~April~~ ^{May}, 1940 before me personally appeared F. W. Buckley, Acting Mayor and ~~WILLIAM BROWN~~ and F. A. REIL, to me known to be the Mayor and Clerk, respectively, of the TOWN OF REDMOND, the municipal corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Town, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed is the official seal of said Town.

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

R. C. Swan
Notary Public in and for the State of
Washington, residing at Redmond

STATE OF WASHINGTON :
: ss.
COUNTY OF KING :

On this 1st day of ~~April~~ ^{May}, 1940 before me personally appeared Ada T. Huffman, President and Trustee, Lena Ottini, Secretary and Trustee, and Irene W. Brown, Trustee, to me known to be the officers as above set forth of the REDMOND PUBLIC LIBRARY, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument and that the seal affixed thereto is the corporate seal of said corporation.

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

R. C. Swan
Notary Public in and for the State
of Washington, residing at Redmond

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY

WOKONIS CLUB OF REDMOND, a
Washington Corporation,

Plaintiff,

vs.

TOWN OF REDMOND, a Washington
Corporation, ALFRED N. BROWN and
LENEE BROWN, his wife, and all
other persons or parties claiming
any right, title, estate, lien or
interest described in the Complaint
herein,

Defendants.

NO.

ANSWER

RECORDED & FILED
JAN 3 1958 PM 1 57
KING COUNTY WASH.

5-10-232

650
L-119
JAN-3-58 3 4 5 2 1 7 AM '58 CLERK

Comes now James R. Young, attorney for the defendant, Town of Redmond, and for its answer to the complaint of plaintiff, herein respectfully alleges and shows to the Court:

That, except as to matters appearing of record, the undersigned has not sufficient information to form a belief as to the allegations contained in the complaint, and therefore demands that plaintiff be put to strict proof thereof.

James R. Young
Attorney for Defendant, Town of Redmond

STATE OF WASHINGTON)
: ss.
COUNTY OF KING)

James R. Young, being first duly sworn, on oath deposes and says:

That he is the duly appointed attorney for the Defendant Town of Redmond; that he has read the foregoing answer and knows the contents thereof; and that the same is true to his own knowledge except as to matters herein stated upon information and belief, and as to those matters he believes the same to be true.

SUBSCRIBED AND SWORN TO before me this 30th day of December, 1957

Bradley Best
Notary Public in and for the State of Washington, Residing at Redmond

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND

FOR KING COUNTY

NONOMIS CLUB OF REDMOND, a
Washington corporation,

516232

Plaintiff

No.

vs.

ACCEPTANCE OF SERVICE

TOWN OF REDMOND, a Washington
municipal corporation, ALFRED N.
BROWN, and IRENE BROWN, his wife;
and all other persons or parties
unknown claiming any right, title,
estate, lien or interest in the real
estate described in the Complaint
herein.

Defendant

FILED
1938 JAN 5 PM 1 37
NORMAN E. RUSSELL, CLERK
KING COUNTY WASH.

Receipt is hereby acknowledged of copy of Complaint
on behalf of defendant, this 30th day of December 1952

James H. King
~~XXXXXXXXXXXXXXXXXXXX~~
Attorney for Town of Redmond

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND

FOR KING COUNTY

NOKOMIS CLUB OF REDMOND, a
Washington corporation,

Plaintiff

No. 516 232

vs.

ACCEPTANCE OF SERVICE

TOWN OF REDMOND, a Washington
municipal corporation, et al

Defendant

Motion for Summary Judgment,
Affidavit of John Carroll,
Affidavit of Irene Brown
and Affidavit of Dorothea

Receipt is hereby acknowledged of copy of Trippett,

on behalf of defendants, this First day of March, 1958.

James R. Young
Attorney for Plaintiff Town of
Redmond

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY

NOKOMIS CLUB OF REDMOND, a
Washington corporation,

Plaintiffs,

vs.

TOWN OF REDMOND, a Washington
municipal corporation, et al,

Defendants.

NO. 516 232

ORDER OF DEFAULT

THIS MATTER having come on duly and regularly for hearing upon the plaintiff's motion for an Order of Default against the defendants, ALFRED N. BROWN and IRENE BROWN, his wife, in the above entitled case and it appearing to the Court that more than 20 days has expired since Summons and Complaint were duly and regularly served upon the defendants and that defendants have not appeared or answered said Complaint and the Court being otherwise fully advised it is, THEREFORE,

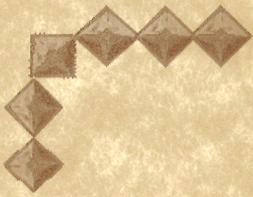
ORDERED AND ADJUDGED that the defendants, ALFRED N. BROWN and IRENE BROWN, his wife, be and are herewith declared to be in default.

DONE IN OPEN COURT this 1st day of March, 1958.

James W. Johnson
JUDGE

Presented by:

of HULLIN & EHRLICHMAN
Attorneys for Plaintiff



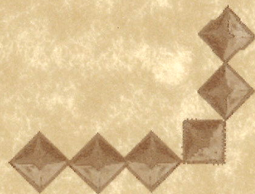
default

failure to file an answer or other response to a summons or complaint in a lawsuit. After a certain period has passed, the plaintiff may ask the court for a default judgment, which means the defendant who failed to respond loses the case.

DEFINITION OF LEGAL TERMS *

summary judgment

A final decision by a judge, upon a party’s motion that resolves a lawsuit before there is a trial. The party making the motion marshals all the evidence in it’s favor, compares it to the opposition, and argues there are no “triable findings of fact”. A summary judgment is awarded if the undisputed facts and the law make it clear that it would be impossible for the opposing party to prevail if the matter were to proceed to trial.



*Hill, Gerald N. and Kathleen Thompson Hill. *Nolo's Plain English Law Dictionary*. Berkeley, California: Delta Printing Solutions, Inc. 2009.

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY

NOKOMIS CLUB OF REDMOND,
a Washington corporation,

Plaintiff,

-vs-

TOWN OF REDMOND, a Washington
municipal corporation, ALFRED
N. BROWN and IRENE BROWN, his
wife; and all other persons
or parties unknown, claiming
any right, title, estate, lien
or interest in the real estate
described in the Complaint herein,

Defendants.

NO. _____

COMPLAINT

COMES NOW the plaintiff and for cause of action against the
defendants alleges:

I

Plaintiff, Nokomis Club of Redmond, is now and was at all
times material hereto a Washington corporation having paid all
license and fees due to the State of Washington.

II

That defendant Town of Redmond is a municipal corporation
of the fourth class situated in King County, Washington.

III

That defendants Alfred N. Brown and Irene Brown, his wife,
are residents of Redmond, King County, Washington.

IV

That plaintiff has made diligent efforts to determine the
ages, residences and addresses of all other defendants named herein
and their unknown heirs, grantees, devisees, survivors and
assigns and has been unable to locate any of said defendants in
any manner.

V

That plaintiff is the owner in fee and has possession of
the following described lands and premises situated in King

County, Washington, To Wit:

That certain portion of the Southeast quarter of the southeast quarter of section two (2), township 25 N. Range 5 east, W. M. described as follows:

Commencing at a point 30 feet north and 526.2 feet West of the section corner common to Section 1, 2, 11 and 12 in Township 25 North, Range 5 East, W. M.; thence west 50 feet; thence north 193.7 feet; thence East 50 feet; thence south 193.7 feet to point of beginning.

VI

That prior to March, 1954, plaintiff corporation was named and incorporated as the Redmond Public Library. That in March, 1954 the said Redmond Public Library, a Washington corporation amended its Articles of Incorporation to change its name to Nekomis Club of Redmond, said amendment filed with the Secretary of State, State of Washington on March 20, 1954. That in all other respects and interests plaintiff is the same entity as the former Redmond Public Library.

VII

Plaintiff acquired its interest in said lands and premises under and by a number of deeds set forth hereinafter chronologically.

1) Warranty deed from Alfred N. Brown and Irene Brown, his wife, to Irene Brown, Ada Huffman, and Lena Ottini, and their successors as trustees of the Redmond Public Library, dated January 5, 1933, and recorded February 8, 1933 in the office of the auditor of King County, Washington, in Volume 1543 of Deeds, page 113, under No. 2749257.

2) Statutory quit claim deed from Irene Brown, Ada Huffman and Lena Ottini, as trustees of the Redmond Public Library to Redmond Public Library, a corporation, dated March 20, 1933, and recorded March 21, 1933, in the King County Auditor's office in Volume 1537 of Deeds, page 558, as No. 2752936.

3) Statutory Quit claim deed from Alfred N. Brown and Irene Brown, his wife, to Redmond Public Library, a corporation, dated March 20, 1933 and recorded March 21, 1933 in the office of the Auditor of King County in Volume 1533 of Deeds, page 526, as No. 2752937.

4) Warranty deed from A. N. Brown and Irene W. Brown, his wife, to Redmond Public Library, a

corporation, dated November 20, 1936 and recorded December 2, 1936, in the office of the Auditor of King County, Washington, in Volume 1710 of Deeds, page 260, under No. 2923629.

5) Quit Claim Deed from Alfred N. Brown and Irene Brown, his wife to the Redmond Public Library, a corporation, dated February 9, 1954, and recorded June 7, 1954 in the office of the Auditor of King County, Washington, in Volume 3360 of Deeds, page 191, under No. 4452585.

and have had actual use and occupancy of said premises and land since 1933.

VIII

That defendant Town of Redmond, and other defendants unknown may claim or make some claim to said lands and premises adverse to plaintiff's title whereas in truth and fact, the defendants and each of them have no interest, claim, estate or right in or to said lands and premises.

IX

An apparent claim of title exists by virtue of a purported lease dated May 1, 1940 between the Town of Redmond as lessor and the said Redmond Public Library as lessee in which defendant Town claims to be the owner of said land and premises. So far as can be determined there is no deed in existence divesting the Redmond Public Library or its successor, plaintiff herein of its title and interest in said lands and, so far as can be ascertained no deed is in existence to convey plaintiff's interest in said lands to defendant Town and no delivery can be ascertained of any such deed, and none has ever been recorded. That, in fact, said lease is a nullity and void because defendant Town of Redmond had no interest therein to lease.

X

That subsequent to May, 1940 plaintiff has paid all water assessments, sidewalk assessments and street light assessments of record against said property.

XI

That subsequent to May, 1940 the defendant Town of Redmond has carried said property on its assessment rolls under the

ownership and in the name of the Redmond Public Library.

XII

That plaintiff has, at all times herein mentioned, paid for and maintained all structures and improvements situated on said land.

WHEREFORE, plaintiff prays for Judgment as follows:

1. That plaintiff's title to said lands and premises be established and quieted in them in fee simple, against the claim of the defendants, or any of them;
2. That the defendant be forever barred from having or asserting any right, title estate, lien or interest in or to the lands herein described adverse to plaintiff;
3. That certain lease referred to hereinabove, dated May 1, 1940 be declared nullity and void; and
4. That plaintiff be awarded and have such other relief as may be just and equitable.

B. Hollin & Ehrlachman
HOLLIN & EHRLACHMAN
Attorneys for Plaintiffs.

STATE OF WASHINGTON)
 : SS.
COUNTY OF KING)

DOROTHEA E. TRIPPETT, being first duly sworn, on oath, deposes and says:

I am president of plaintiff corporation and make this following verification for and on its behalf; that I have read the foregoing Complaint, know the contents thereof and believe the same to be true.

D. Dorothea E. Trippett
DOROTHEA E. TRIPPETT

SUBSCRIBED AND SWORN to before me this 16th day of December, 1957.

Fred W. Redman
FRED W. REDMAN
NOTARY PUBLIC in and for the State of Washington, residing at Bellevue.

F. K. K.

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY

NOKOMIS CLUB OF REDMOND, a
Washington corporation,

Plaintiff,

-vs-

TOWN OF REDMOND, a Washington
municipal corporation, ALFRED
N. BROWN and IRENE BROWN, his
wife; and all other persons or
parties unknown claiming any
right, title, estate, lien or
interest in the real estate des-
cribed in the Complaint herein,

Defendants.

NO. _____

LIS PENDENS

NOTICE IS HEREBY GIVEN that an action has been commenced
in the above entitled Court on the Complaint of the plaintiff
above named against the above named defendants; that the object
of that action is to establish in quiet plaintiff's title in and
to the lands and premises hereinafter described against the claim
of the defendants and any of them, and to bar the defendants
and each of them from having or asserting any right, title, estate,
lien or interest in or to said lands and premises adverse to
plaintiff's fee simple title thereto; and that the action affects
title to the following described real estate situated in King
County, Washington, To Wit:

That certain portion of the Southeast quarter of
the southeast quarter of section two (2), town-
ship 25 N., Range 5 east, W. M. described as follows:

Commencing at a point 30 feet north and 526.2
feet West of the section corner common to section
1, 2, 11 and 12 in Township 25 North, range 5, East
W. M.; thence west 50 feet; thence north 193.7
feet; thence East 50 feet; thence south 193.7
feet to point of beginning.

DATED THIS 12th day of December, 1957.

Hullin & Ehrlichman
HULLIN & EHRLICHMAN
Attorneys for Plaintiff.

Filed for Record Dec. 9 1957 9:48 A.M.
Request of *Hullin & Ehrlichman*
ROBERT A. MORRIS, County Auditor

1860

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY

NONOMIS CLUB OF REDMOND, a
Washington corporation,

Plaintiff,

vs.

TOWN OF REDMOND, a Washington
municipal corporation, et al,

Defendants.

NO. 516 232

MOTION FOR SUMMARY
JUDGMENT

MAR 15 PM 1 51

Comes now the plaintiff and respectfully moves the Court for Summary Judgment against the defendants herein as requested in their complaint. This motion is made in accordance with the Rules of Pleading, Practice and Procedure of the State of Washington as based upon the complaint on file herein and affidavits of support of this Motion for Summary Judgment on file herein. This motion is made for the reason that there is no issue of fact to be decided in this case.

Hullin & Ehrlichman
HULLIN & EHRLICHMAN
Attorneys for Plaintiff

14

IN THE
SUPERIOR COURT

STATE OF WASHINGTON

FOR King COUNTY

No 516 232

NOKOMIS CLUB OF REDMOND, a
Washington corporation,
Plaintiff

VS.

TOWN OF REDMOND, a Washington
municipal corporation, et al
Defendants

Notice of Issue of ~~FILE~~ **LAW**

AND

Note for ~~TRIAL~~ **MOTION** Docket

Nature of ~~MOTION~~ **MOTION**

~~Motion for Summary Judgment~~

To Mr. James R. Young

Attorneys for ~~Plaintiff~~ **Defendants**

and

To The Clerk of the Above Entitled Court:

Please take notice that the issue of ~~law~~ **law** in this ~~case~~

cause will be brought on ~~for hearing~~ **for hearing** the 20th day
of March, ~~1958~~ **1958** and the Clerk

is requested to note this cause on the ~~motion~~ **motion** Docket of

for that day. ~~HULLIN & EHRLICHMAN~~ **HULLIN & EHRLICHMAN**

By:

Attorneys for ~~Plaintiff~~ **Defendant**

We hereby acknowledge receipt of true copy of
within notice and admit due service thereof

Attorneys for ~~Plaintiff~~ **Defendant**

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY

NOKOMIS CLUB OF REDMOND, a
Washington corporation,)
Plaintiff,)
vs.)
TOWN OF REDMOND, a Washington)
municipal corporation, et al,)
Defendants.)

NO. 516 23

AFFIDAVIT OF IRENE W. BROWN
IN SUPPORT OF MOTION FOR
SUMMARY JUDGMENT

FILED
MAY 12 PM 1 51

STATE OF WASHINGTON }
COUNTY OF KING } ss.

IRENE W. BROWN, being first duly sworn on oath, deposes and says:

That affiant and ALFRED N. BROWN are residents of King County, Washington.

That immediately prior to January 5, 1933, affiant and ALFRED N. BROWN, her husband, were the owners in fee simple of that certain real property located in the Town of Redmond, King County, Washington, described as follows:

That certain portion of the Southeast quarter of the Southeast quarter of Section two (2), township 25 N. Range 5 east, W. M. described as follows:

Commencing at a point 30 feet north and 526.2 feet West of the section corner common to Section 1, 2, 11 and 12 in Township 25 North, Range 5 East, W. M.; thence west 50 feet; thence north 193.7 feet; thence East 50 feet; thence south 193.7 feet to point of beginning.

That affiant knows of her own personal knowledge and would testify that on January 5, 1933, affiant and said ALFRED N. BROWN executed and delivered a Warranty Deed conveying the South 93.7 feet of said property to the trustees of the Redmond Public Library, said deed being properly recorded February 8, 1933 in the office of the King County Auditor in Volume 1543, Page 113, of Deeds, under Number 2749257.

That thereafter and on March 20, 1933, affiant, ADA RUFFMAN and LENA OTTINI, as said trustees, conveyed said property immediately

hereinabove described by Quit Claim Deed delivered on said date to plaintiff's predecessor in name, the Redmond Public Library, a charitable and non-profit corporation duly organized under the laws of the State of Washington, the Articles of Incorporation filed with the Secretary of State of the State of Washington on March 15, 1933 in which the County Auditor of King County, Washington, on March 21, 1933. Said Quit Claim Deed being recorded in Volume 1537, Page 558, of Deeds, King County Auditor's Office, under Number 2752936.

That affiant further knows of her own personal knowledge that on March 20, 1933, affiant and said ALFRED N. BROWN, conveyed said south 93.7 feet of said property by Quit Claim Deed to the said Redmond Public Library, a corporation, said deed delivered on said date, and being recorded in Volume 1533, Page 526, of Deeds, King County Auditor's Office, 2752937.

That thereafter and on November 20, 1936, affiant and said ALFRED N. BROWN, as grantors, conveyed by Warranty Deed the north 100 feet of the property described in plaintiff's complaint on file herein, to the said Redmond Public Library, a corporation, said deed recorded in the King County Auditor's Office on December 2, 1936 in Volume 1710, Page 260 of Deeds, Number 2923677.

That thereafter on November 23, 1937, the said Redmond Public Library of which affiant was an officer, obtained a loan on said property secured by a mortgage from the First National Bank of Redmond, Washington, on the said south 93.7 feet of said property described in plaintiff's complaint, said mortgage recorded with the King County Auditor on November 30, 1937 in Volume 1471, Page 180, of Mortgages, Number 2975397, for the purpose of building construction and improvements on said property. That said mortgage loan has subsequently been repaid in full.

That on February 9, 1954, affiant and said ALFRED N. BROWN conveyed by Quit Claim Deed to the said Redmond Public Library,

a corporation, all right and title to the said south 93.7 feet of said property for the purpose of waiving a right of reversion therein, said deed delivered to grantee on February 9, 1954 and recorded June 7, 1954 in the Office of the King County Auditor, Volume 3360, Page 191 of Deeds, Number 4452585.

That affiant would testify as an officer of said Redmond Public Library that on March 23, 1954, said corporation amended its said Articles of Corporation solely to change its name to Nokomis Club of Redmond, said amendment filed with the Secretary of State, of the State of Washington, on March 20, 1954.

Affiant further states of her own personal knowledge that she has made a diligent search and inquiries of all public records and officers of the Town of Redmond, Washington and can find no other deed or deeds in any way pertaining to said property.

That since 1933, the Redmond Public Library and Nokomis Club of Redmond have made each, every and all improvements upon said property and maintained the same for library purposes and other club functions without financial assistance of any type from the Town of Redmond.

Further, affiant knows of her own personal knowledge that the sidewalk assessments levied by the Town of Redmond against said property were paid for by plaintiff corporation. That water assessments levied by the Town of Redmond against said property have all been paid by the said plaintiff and that a lighting assessment levied by said Town of Redmond was paid by plaintiff in November, 1957, in the sum of \$39.50.

That affiant believes there are no issues of fact in said action and plaintiff is entitled to have fee title quieted in itself against any and all other interests or persons.

Irene W. Brown

Subscribed and Sworn to before me this 31 day of January, 1958.

R. C. Swan
Notary Public in and for the State of
Washington, residing at ~~Redmond~~
Redmond.

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY

NOKOMIS CLUB OF REDMOND, a
Washington corporation,

Plaintiff,

vs.

TOWN OF REDMOND, a Washington
municipal corporation, et al,

Defendants.

N.O. 516 232

AFFIDAVIT IN SUPPORT OF
PLAINTIFF'S MOTION FOR
SUMMARY JUDGMENT OF DOROTHEA
E. TRIPPETT

STATE OF WASHINGTON)
COUNTY OF KING) SS.

DOROTHEA E. TRIPPETT, being first duly sworn on oath, deposes
and says:

That she is the President of plaintiff, NOKOMIS CLUB OF
REDMOND, a non-profit charitable corporation, duly organized and
existing under the laws of the State of Washington, having paid
all necessary fees to the said state.

That affiant has been a member of said plaintiff organization
for many years last past and knows and therefore states that
plaintiff and its predecessor in name, the Redmond Public Library,
has in the past paid for sidewalk improvements by way of
assessments levied by the Town of Redmond against said property
described in plaintiff's complaint, has paid the assessments for
water levied against said property by the defendant Town of
Redmond and as recently as November, 1957 paid the sum of \$39.50
to the said town for a street lighting assessment. That all said
public improvements and levies against said property up to and
including November, 1957 reveal the property is carried on the
rolls and records of the Town of Redmond as owned by Nokomis Club
of Redmond and its predecessor in name, Redmond Public Library.

That all improvements and maintenance of said premises,
property and buildings thereon have been paid for by the said
plaintiff without assistance or aid from the Town of Redmond.

That affiant has been totally unable, after a diligent search and inquiry to locate or gain information relative to any other deed or deeds which would in any way divest plaintiff of fee title in said property.

Marshall E. Trapp

Subscribed and Sworn to before me this 3rd day of February 1958.

R. C. Swan

Notary Public in and for the State of Washington, residing at Redmond

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY

NOROMIS CLUB OF REDMOND, a
Washington corporation,

Plaintiff,

vs.

TOWN OF REDMOND, a Washington
municipal corporation, et al,

Defendants.

NO. 516 232

AFFIDAVIT OF JOHN G.
CARROLL IN SUPPORT OF MOTION
FOR SUMMARY JUDGMENT

STATE OF WASHINGTON }
COUNTY OF KING } SS.

JOHN G. CARROLL, being first duly sworn on oath, deposes
and says:

That he is attorney of record for plaintiff.

That the defendant Town of Redmond is a municipal corporation
of the fourth class, situated in King County, Washington.

That subsequent to December 1, 1957, affiant has made a
diligent personal search of the records of the King County
Auditor's Office, King County, Washington, for evidence or record
of any deed, of any style, pertaining to said property subsequent
to 1933, and finds there is none recorded in any manner whatsoever
except those deeds identified and setforth in plaintiff's complaint
herein.

That affiant believes there is no material issue of fact
remaining in this action and that plaintiff is entitled to summary
judgment quieting title in said property and premises in the
plaintiff in fee simple and for the other relief requested in
said complaint.

Subscribed and Sworn to before me this 12 day of January,
1958.

John G. Carroll
Notary Public in and for the State
of Washington, residing at Seattle

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON

FOR KING COUNTY

NOKOMIS CLUB OF REDMOND, a Washington corporation,

Plaintiff

No. _____

SUMMONS

^{vs.}
TOWN OF REDMOND, a Washington corporation,
ALFRED N. BROWN and IRENE BROWN, his wife, and all other persons or parties claiming any right, title estate, lien or interest described in the Complaint,

Defendant

THE STATE OF WASHINGTON, To said TOWN OF REDMOND, a Washington municipal corporation, ALFRED N. BROWN and IRENE BROWN, his wife; and all other persons or parties unknown, claiming any right, title, estate, lien or interest in the real estate described in the Complaint.

Defendant S

You and each of you are hereby summoned to appear in the Superior Court of the State of Washington, for King County, within twenty (20) days after service of this summons upon you if served within the State of Washington, and sixty (60) days if served outside the State of Washington, exclusive of the day of service, and defend the above-entitled action. And you are further required within said time to answer the plaintiff's complaint, and serve a copy of your answer on the undersigned attorneys for plaintiff S, at their office in Seattle, King County, Washington; said King County being the place designated by the plaintiff S as the place of trial of said action. You are further notified that in case of your failure so to do, judgment will be rendered against you according to the demands of the complaint, which will be filed with the clerk of said court, a copy of which is herewith served upon you.

Hullin & Groshman

Attorney S for Plaintiff

P. O. Address 1000 Second Avenue, County of King, Seattle, Washington

STATE OF WASHINGTON,

County of _____ } ss.
SHERIFF'S OFFICE

I, _____, Sheriff of said _____
County, do hereby certify that I received the within summons on the _____ day of
19____, and that on the _____ day of
19____, I duly served the same upon _____

_____ he _____ being the defendant _____ named in said summons, by delivering to and leaving with said
personally in said _____ County, a copy of said summons, together with a copy
of the complaint in said action.

Dated at _____ in said County, this _____
day of _____ 19____.

Sheriff
By _____ Deputy

STATE OF WASHINGTON,

County of _____ } ss.

_____, being first duly sworn, upon oath deposes and says:
That at all times hereinafter mentioned, I was and am now a citizen of the United States, and of the
State of Washington, and a resident of _____ County, in said State,
over the age of twenty-one years, not a party to or in any way interested in the within-named action,
and competent to be a witness therein; that I received the within summons on the _____ day of
_____ A. D. 19____, and that on the _____ day of
_____, A. D. 19____, I duly served the same upon _____

_____ he _____ being the defendant _____ named in said summons, by delivering to and leaving with said
personally, in said _____ County, a true copy of said summons, together
with a true copy of the complaint in said action.

Subscribed and sworn to before me this _____ day of _____, A. D. 19____.

FEES, Service \$ _____

Mileage _____

Notary Public in and for the State of Washington,

residing at _____

In the Superior Court of the State of Washington

for the County of K I N G

NOKONIS CLUB OF REDMOND, a Wash-
ington corporation,-----

Plaintiff

vs.

TOWN OF REDMOND, a Washington
municipal corporation, et al-----

Defendant

No. 51232

Summons by Publication

THE STATE OF WASHINGTON, To the said ~~To all persons or parties, unknown,~~
~~claiming any right, title, estate, lien or interest in the real estate~~
~~described in the Complaint.~~----- Defendant. 2

You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to-wit, within sixty days after the-----day of-----

A. D. 1958, and defend the above entitled action in the above entitled Court, and answer the complaint of the plaintiff-----, and serve a copy of your answer upon the undersigned attorney----- for

plaintiff----- at their office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the Clerk of said Court. The object of the said action and the relief sought to be obtained therein is fully set forth in said complaint, and is briefly stated as follows:

To quiet title in the following described property in plaintiff:

That certain portion of the Southeast quarter of the southeast quarter of section two (2), township 25 N. Range 5 east, W. M. described as follows:

Commencing at a point 30 feet north and 526.2 feet West of the section corner common to Sections 1, 2, 11 and 12 in Township 25 North, Range 5 East, W. M.; thence west 50 feet; thence north 193.7 feet; thence East 50 feet; thence south 193.7 feet to point of beginning.

Wells & Clark

Attorney 2 for Plaintiff.

HULLIN AND EHRLICHMAN

ATTORNEYS AT LAW
614 UNITED PACIFIC BLDG.
SEATTLE 4, WASH.

JACK E. HULLIN
JOHN D. EHRLICHMAN
JOHN G. CARROLL
JOHN A. ROBERTS, JR.

March 21, 1958

TELEPHONE
MU. 2852

Mrs. Dorothea E. Trippett
P. O. Box 2657
Redmond, Washington

Re: Nokomis Club of Redmond vs. Town of Redmond, et al

Dear Mrs. Trippett:

This is merely to confirm what you observed in Court on March 20, 1958, when Judge Theodore Turner granted the Nokomis Club of Redmond a Judgment quieting fee simple title in the property concerned in the Nokomis Club.

By the time you receive this letter, I believe Mr. Young will have approved the Judgment and I will have it entered probably not later than the 24th or 25th of this month so that by your meeting of the 28th, you can advise the Nokomis Club that title has been restored to their organization.

I will forward herewith a copy of the Judgment as it will be entered and filed.

I also enclose herewith my statement for services in concluding this matter and trust that the matter is solved now after so many years of doubt as to title.

Thank you for allowing us to be of service to you in this matter.

Yours very truly,

HULLIN & EHRLICHMAN

By:


John G. Carroll

JGC/til

enc.

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING COUNTY

NOKOMIS CLUB OF REDMOND, a
Washington corporation,

Plaintiff,

vs.

TOWN OF REDMOND, a Washington
municipal corporation, ALFRED
N. BROWN and IRENE BROWN, his
wife; and all other persons or
parties unknown claiming any
right, title, estate, lien or
interest in the real estate
described in the Complaint
herein,

Defendants.

NO. 516 232

JUDGMENT

THIS MATTER having duly and regularly come on for hearing before the undersigned Judge of the above entitled Court on March 20, 1958, upon plaintiff's Motion for Summary Judgment; plaintiff being represented by JOHN G. CARROLL of HULLIN & EHRLICHMAN; defendant, TOWN OF REDMOND, being represented by JAMES R. YOUNG; the defendant BROWN being in default and an Order on file to that effect; proof of service by publication on all other interested persons being on file; plaintiff having supported the allegations of its Complaint by affidavits on file herein; and the defendants not objecting thereto and no controverting affidavits being filed; a Notice of Lis Pendens being filed with the King County Auditor; and the Court being otherwise fully advised in the premises;

NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

That fee simple title in certain real property and premises legally described as:

"That certain portion of the Southeast quarter of the southeast quarter of Section two (2), township 25 N. Range 5 East, W. M. described as follows:

Commencing at a point 30 feet north and 526.2 feet West of the section corner common to Section 1, 2, 11 and 12 in Township 25 North, Range 5 East, W. M.; thence west 50 feet; thence north 193.7 feet; thence East 50 feet; thence south 193.7 feet to point of beginning."

is established and quieted in plaintiff, NOKOMIS CLUB OF REDMOND, a Washington corporation, against any and all claims of the defendants herein or any other person or persons and any and all rights, title, estate, liens or interest of any nature claimed by defendants herein are extinguished and they are barred from asserting the same.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that a certain lease between THE TOWN OF REDMOND, lessor, and the Redmond Public Library, lessee, dated May 1, 1940, purporting to lease said premises hereinabove described, as recorded February 24, 1955, with the King County Auditor under No. 4543953 of leases is declared and adjudged null, void and of no effect whatsoever.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that this Judgment is entered without costs to any party.

DONE IN OPEN COURT this _____ day of _____, 1958.

JUDGE

Approved as to form and
Notice of Presentation Waived by:

JAMES R. YOUNG,
Attorney for Town of Redmond, Defendant

Presented by:

JOHN G. CARROLL,
Attorney for Plaintiff



U. S. TREASURY DEPARTMENT
INTERNAL REVENUE SERVICE

DISTRICT DIRECTOR
SIXTH AND LENORA BUILDING
SEATTLE, WASHINGTON 98121

September 14, 1965

IN REPLY REFER TO
Form L-179
Code 414 :ME
SEA:EO:65-270

Nokomis Club of Redmond
c/o Mrs. Jennie Shubert, Treas.
8323 - 166th N. E.
Redmond, Washington 98052

I. R. CODE

SECTION 501(C) (4)

ADDRESS INQUIRIES AND FILE RETURN
DISTRICT DIRECTOR OF INTERNAL RE

Seattle, Washington

ACCOUNTING PERIOD ENDING

May 31

Gentlemen:

On the basis of your stated purposes and the understanding that your operations will continue as evidenced to date or will conform to those proposed in your ruling application, we have concluded that you are exempt from Federal income tax under the provisions of the Internal Revenue Code section indicated above. Any changes in operations from those described, or in your character or purposes, must be reported immediately to your District Director for consideration of their effect upon your exempt status. You must also report any change in your name or address.

You are not required to file Federal income tax returns so long as you retain an exempt status, unless you are subject to the tax on unrelated business income imposed by section 511 of the Code, in which event you are required to file Form 990-T. You are required to file an information return, Form 990, annually on or before the 15th day of the fifth month after the close of your annual accounting period indicated above.

You are liable for the taxes imposed under the Federal Insurance Contributions Act (social security taxes); and for the tax imposed under the Federal Unemployment Tax Act if you have four or more individuals in your employ.

Any questions concerning excise, employment or other Federal taxes should be submitted to this office.

This is a determination letter.

The exemption granted November 1, 1934 under your former name, Redmond Public Library, as an organization meeting the provisions of section 101(6) of the 1934 Act is modified herewith.

Very truly yours,

Neal S. Warren
District Director

BUILDING SALE

The Library had relocated its operation to another location, 16425 NE 80th Street, in May 1964, but it wasn't until November 1970 that the Nokomis Club was suddenly notified by the King County Assessor that the club was no longer exempt from property taxes. The assessor valued the Library/Clubhouse property at \$19,200, and charged the club three years of back taxes totaling \$1,830.97. The assessor could not collect interest because the club had never received notice of the assessment.

The obvious solution was to sell the property, and the Executive Board was directed to investigate offers. Brad Best and the Chamber of Commerce were among the interested parties. The President, Dorothea Trippett, reported at the February 26, 1971, meeting that if the building is sold, the proceeds would need to be invested in a community project. The Chamber of Commerce had rented space in the old library section since January 1968, and if the Chamber of Commerce bought the building, it is possible that they would support a scholarship in the name of the Nokomis club. The club might then be able to continue to use the building as a meeting place.

The President of the Chamber of Commerce, Bill Endicott, met with the Nokomis Club on March 26, and outlined the Chamber's proposal: 1) the Chamber would give \$2,000 to the club; 2) an undetermined number of payments "as the Chamber is able to do" to a scholarship fund of the Nokomis Club's choosing; and 3) the Nokomis Club could use the building whenever it doesn't interfere with the plans of the Chamber. The Nokomis Executive Board was appointed to meet with the Chamber to discuss rent adjustments to cover necessary expenses.

The club, dissatisfied with the Chamber plan, appointed a committee composed of Selma Tinglestad, Irene Brown, and Dorothea Trippett to meet with an attorney concerning the potential sale. The committee report on the disposal of the building was accepted in September 1971. The building is to be conveyed to the Chamber of Commerce according to the following terms: 1) the Chamber will pay the outstanding property taxes of approximately \$1800; 2) the Chamber will pay \$300 per year for the next 15 years into a scholarship fund administered by the Nokomis club; and 3) the Nokomis Club is allowed to use the premises as a meeting place on the last Friday of each month for 15 years (*EMR-1*).

The deed and severance papers were signed on February 25, 1972. By October 16, 1973 a Subordination Agreement was necessary because the Chamber had to mortgage the property in order to complete payment on the back taxes (*SUB-1*). The Nokomis Club agreed, and the sale was finalized. Nokomis was generously allowed to meet in the Clubhouse until September 1995.

RESOLUTION

BE IT HEREBY RESOLVED, by the Nokomis Club of Redmond, a non-profit corporation of the State of Washington, by its Board of Directors and by its membership, pursuant to due and proper notice, as follows:

(1) That the Board of Directors has recommended and the members have concurred in such recommendation and do hereby authorize and direct that the Nokomis Club of Redmond shall convey by statutory warranty deed the following described real property:

Beginning at a point 30 feet north and 526.2 feet west of section corner common to sections 1, 2, 11 and 12, township 25 north, range 5 east, W.M., in King County, Washington; thence west 50 feet; thence north 193.7 feet; thence east 50 feet; thence south 193.7 feet to the point of beginning.

to the Greater Redmond Chamber of Commerce, a Washington corporation, subject to the assumption by the Chamber of any unpaid real estate taxes that the Nokomis Club be provided a meeting place for the next fifteen years; and that the Chamber shall pay \$300.00 per year for the next fifteen years into a scholarship fund to be administered by the Nokomis Club of Redmond or their designee. The Board of Directors are hereby authorized and directed to fix any other terms and conditions of such conveyance. Except for the conditions of the sale hereto set forth the conveyance of the property to the Chamber shall be without any other consideration.

(2) That the President, Sylvia T. Neslund, and the Secretary, Hazel C. Anderson, are hereby authorized, empowered and directed to execute and deliver a statutory warranty deed in proper form for the conveyance of the above-described property to the Greater Redmond Chamber of Commerce.

(3) The Secretary of the Nokomis Club of Redmond shall certify a copy of this Resolution.

PASSED AND APPROVED at a regular meeting of the Nokomis Club of Redmond, Washington, this _____ day of October 29, 1972.

NOKOMIS CLUB OF REDMOND

Sylvia T. Neslund President

Attest: Hazel C. Anderson Secretary

I hereby certify the within and foregoing copy of a Resolution passed on October 29, 1972, to be a true and correct copy of the original Resolution as passed and approved by said corporation on the date indicated.

DATED this 25 day of February, 1972.

Hazel C. Anderson
Secretary

RESOLUTION

BE IT HEREBY RESOLVED, by the Nokomis Club of Redmond, a non-profit corporation of the State of Washington, that the registered agent and registered office of the corporation is as follows:

Registered Agent: Dorothea E. Trippett
Registered Office: 23409 Union Hill Road
Redmond, Washington 98052

BE IT FURTHER RESOLVED, that the secretary of the Nokomis Club of Redmond shall certify a copy of this resolution and forward the same to the Secretary of State in connection with the Original Designation of Registered Agent, Non-Profit Corporation.

PASSED AND APPROVED at a regular meeting of the Nokomis Club of Redmond, Washington, this 17th day of December, 1971.

NOKOMIS CLUB OF REDMOND

Sylvia T. Melum President

Attest: Hazel C. Anderson Secretary

I hereby certify the within and foregoing copy of a Resolution passed on December 17, 1971, to be a true and correct copy of the original Resolution as passed and approved by said corporation on the date indicated.

DATED this 17 day of December, 1971.

Hazel C. Anderson
Secretary

Pioneer National Title Insurance Company

SEATTLE REAL ESTATE BOARD FORM - NOVEMBER, 1963

EARNEST MONEY RECEIPT AND AGREEMENT

(RESIDENTIAL FORM)

Redmond, Washington, Oct. 29, 1971

RECEIVED FROM GREATER REDMOND CHAMBER OF COMMERCE

In consideration of the undertakings described below DOLLARS (\$)

in the form of check for \$, Cash for \$, Note for \$, due , paid or delivered to agent as earnest money

in part payment of the purchase price of the following described real estate in the City of Redmond, County of King, Washington; commonly known as Nokomis Property at 16210 N.E. 80th St., Redmond, Washington

(The parties hereto hereby authorize agent to insert over their signatures the correct legal description of the above designated property if unavailable at time of signing, or to correct the legal description entered if erroneous or incomplete.)

Beginning at a point 30 feet north and 526.2 feet west of section corner common to sections 1, 2, 11 and 12, township 25 north, range 5 east, W.M., in King County, Washington; thence west 50 feet; thence north 193.7 feet; thence east 50 feet; thence south 193.7 feet to the point of beginning.

TOTAL PURCHASE PRICE is In consideration of the following: DOLLARS (\$) payable as follows:

The Nokomis Club of Redmond is a non-profit corporation of the State of Washington, and was organized for purposes of community betterment. Since the time the Nokomis Club was organized, there have been many other groups and organizations which have taken over much of the work and areas of concern to the Club. The Chamber of Commerce is one of these organizations. The Nokomis Club desires to have the above described property continue to be used by the community. Accordingly, the Nokomis Club agrees to convey the property to the Greater Redmond Chamber of Commerce upon the following undertakings: 1) Pay outstanding real estate taxes -- approximately \$1800.

- 1. Title of seller is to be free of encumbrances or defects, except: taxes.
2) Pay \$300 into a scholarship fund for next 15 years to be administered by the Nokomis Club
3) Allow the Nokomis Club to use the premises as a meeting place on the last Friday of each month for 15 years.

Rights reserved in federal patents or state deeds, building or use restrictions general to the district, existing easements not inconsistent with purchaser's intended use, and building or zoning regulations or provisions shall not be deemed encumbrances or defects. Encumbrances to be discharged by seller may be paid out of purchase money at date of closing.

- 2. Seller shall make available to purchaser at office of closing agent as soon as procurable, a standard form purchaser's policy of title insurance or report preliminary thereto issued by Pioneer National Title Insurance Company and seller authorizes agent to apply at once for such title insurance. The title policy to be issued shall contain no exceptions other than those provided for in said standard form plus encumbrances or defects noted in Paragraph 1 above. Delivery of such policy or title report to closing agent named herein shall constitute delivery to purchaser. If title is not so insurable as above provided and cannot be made so insurable by termination date set forth in Paragraph 3 hereof, earnest money shall be refunded and all rights of purchaser terminated.
3. If financing is required, the purchaser and seller agree to apply with the lending institution suggested by the agent and hereby authorize the agent to arrange such financing of this sale and to advance so much of the earnest money as may be necessary for loan costs attributable to purchaser; provided that if the purchaser desires to obtain the financing himself he shall so notify the agent and file a complete written application for such financing within 10 days from the date of execution hereof.
4. A veteran purchaser agrees to complete this purchase if the sale price is adjusted by the seller to conform with the Certificate of Reasonable Value issued by the Veterans' Administration. Seller and agent agree to refund earnest money (less credit report fee and appraisal fee, if any) in event financing contemplated by the veteran purchaser is not obtainable.
5. Taxes for the current year, rents, insurance, interest, mortgage reserves, water and other utilities constituting liens shall be pro-rated as of closing.
6. Purchaser shall be entitled to possession on closing.
7. Purchaser offers to purchase the property in its present condition, on the terms noted. This offer is made subject to approval of the seller by midnight of the date of this agreement.
8. The sale shall be closed in the office of John D. Lawson, Atty within 60 days after title insurance policy or report preliminary thereto is delivered showing title insurable, as above provided, or after completion of financing, if financing is called for herein, whichever is later, but in any event not later than 120 days from date of this Agreement.

GREATER REDMOND CHAMBER OF COMMERCE

By: William R. Eubank, Purchaser

By: Joseph D. McClure, Purchaser (Wife)

Purchaser's Address 16210 N.E. 80th St Redmond, Wash

A citizen or one who in good faith declared his/her intention to become a citizen of the United States. Purchasers herein warrant they are of legal age.

On this date 10/29/71 I, we hereby approve and accept the sale set forth in the above agreement and agree to carry out all the terms thereof on the part of the

seller and the undersigned further agrees to pay a commission of None Dollars (\$ -0-) to the above agent for services. In the event earnest money is forfeited, it shall be apportioned to the seller and agent equally, providing the amount to agent does not exceed the agreed commission.

NOKOMIS CLUB OF REDMOND By: [Signature]

By: Hazel Anderson, Seller (Wife)

NOKOMIS DEED OVER CLUBHOUSE TO CHAMBER



Looking on as Nokomis president Mrs. Sylvia Neslund (fifth from left) hands over the deed to C of C vice president Willaim Taylor are C of C officers Robert Bailie, director, Russ Rogers, treasurer, Mrs. Jan McClure, secretary, Nokomis officers Mrs. Barbara Engstrom, vice president, treasurer Mrs. Grace Thomas, Mrs. Dorothy Trippet, chairman of the sale committee, and Mrs. Hazel Anderson, secretary

THE VOICE OF REDMOND FOR OVER TWO DECADES

SVN NEWS

Wednesday Jan. 26, 1972 Vol. XXVI No. 57

THE SAMMAMISH VALLEY NEWS

NOKOMIS DEED OVER CLUBHOUSE TO CHAMBER (CON.)

Bowing to the march of time, the Redmond Nokomis Club this week deeded over its club headquarters and former library building to the Redmond Chamber of Commerce for continued use as a civic service center.

The Nokomis Club has served as a community service organization here for over 60 years. A main project throughout the decades of activity has been the sponsorship and promotion of the city's library.

Some 60 years ago, one of the club's first projects was to start the city's first and only library. It was situated in a small building next door to what is presently Redmond Floors on Leary Way. The ladies of the club bought books themselves as well as staffing the facility.

Soon outgrowing their small

headquarters, the Nokomis Club moved the library across the street to rooms in the Redmond Hotel. Increasing demand on the library forced another move. The Nokomis Club raised the money to purchase the lot on which its present building stands, and built the front rooms which then housed the entire library facility.

Depression years found the women of the Nokomis Club once again involved in money-raising projects, this time to finance a rear addition to the library building.

"This was just as much a project to give some of the unemployed men here work as it was to expand the library," Mrs. David Trippett of the club recalls.

That addition completed, the building housed the Redmond library for many years, until

it was taken over by the King County library system and moved to its present location at 16427 NE 80th. The Nokomis Club retained a trusteeship in the library's operation.

Other activities highlighted in the club's long history include the raising of money to build a gymnasium for the Redmond School which stood in the site of the Redmond City Park many years ago.

"Everything we have ever done has been for the betterment of the town," Mrs. Trippett remarked. "But now, we are just getting too old to carry on."

Most of the club's present membership of 32 is 70 years old or over.

The Nokomis Club offered the site on which its building stands to the City for a library site, but the offer was turned down. The group then de-

ecided to give the building and lot to a group which it felt would carry on the tradition of community service. It chose the Redmond Chamber of Commerce.

"We will continue to use this building as a community service center and meeting place," pledged Ralph Robinson, president of the C of C.

"We are very appreciative of the Nokomis Club's activities and of this opportunity to serve the community from our own building," Robinson said. The Chamber has also promised to contribute yearly to a scholarship fund established in the name of the Nokomis Club.

The building will be known as the Nokomis Building in honor of its community-minded residents of many years.

2.00
SEP-19-72 11 00 027 7209190500



Filed for Record at Request of

Name Lawson & Drake, Attys.
Address 102 COURT BLVD
City and State Redmond, Wash 98522

THIS SPACE RESERVED FOR RECORDER'S USE

RECORDED OF WEST OF

9:2 SEP 19 AM 11 41

DIRECTOR RECORDS & ELECTIONS KING COUNTY, WASH.

Statutory Warranty Deed (CORPORATE FORM)

Form 197-C-Rec.

THE GRANTOR **NOKOMIS CLUB OF REDMOND**, a Washington non-profit corporation

for and in consideration of **Ten Dollars (\$10.00)** and the additional conditions set forth below

in hand paid, conveys and warrants to **GREATER REDMOND CHAMBER OF COMMERCE**, a Washington non-profit corporation

the following described real estate, situated in the County of King State of Washington:

Beginning at a point 30 feet North and 526.2 feet West of Section corner common to sections 1, 2, 11 and 12, Township 25 North, Range 5 East, W.M., in King County, Washington; thence West 50 feet; thence North 193.7 feet; thence East 50 feet; thence South 193.7 feet to the point of beginning.

SUBJECT TO: (1) Any liability for unpaid real estate taxes which grantor may be obligated to pay and which liability, if any, grantee hereby assumes. (2) Grantor shall be allowed to use a portion of the premises as a meeting place for the next fifteen years, said meetings to be on the last Friday of each month from noon until 4:00 p.m. or such other time and day as may be designated by grantors. The premises may be used by grantor without charge. (3) Grantee agrees to pay \$300.00 per year for the next fifteen years into a scholarship fund to be administered by the Nokomis Club of Redmond or their designee.

The grantor reserves the right to revoke this conveyance during the next fifteen years if the grantee shall fail to perform or allow covenants number two and three above.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers this 28th day of February, 19 72

By [Signature] President.
By [Signature] Secretary.

STATE OF WASHINGTON, }
County of KING } ss.

On this 28th day of February, 19 72 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **SYLVIA T. NEBLOND** and **HAZEL ANDERSON** to me known to be the President and Secretary, respectively, of **NOKOMIS CLUB OF REDMOND**

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the purposes therein mentioned, and on the day stated that they are the corporate officers of said corporation, and that they have signed the foregoing instrument and you first above written in their own hand and official capacity as hereunto attested by me and you first above written.

NOKOMIS CLUB

HAZEL ANDERSON
Secretary, respectively, of

Notary Public in and for the State of Washington,
residing at Redmond

1972 FEB 28



SUBORDINATION AGREEMENT

The Grantor, NOKOMIS CLUB OF REDMOND, a Washington nonprofit corporation, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and agree with the Grantee, GREATER CHAMBER OF COMMERCE, a Washington nonprofit corporation, as follows:

1. The Grantor does hereby subordinate and agree that the conditions and reservations contained in its deed to Grantee, dated February 28, 1972, recorded under Auditor's file No: 7209190500, shall be junior and inferior to a real estate mortgage, executed by Grantee, as mortgagor to Metropolitan Federal Savings and Loan Association of Seattle, a Federal savings and loan association, as mortgagee, in an amount not to exceed \$6,000.00, which conditions, reservations and mortgage are in connection with the following described real estate, situated in the County of King, State of Washington:

Beginning at a point 30 feet north and 526.2 feet west of section corner common to sections 1, 2, 11 and 12, township 25 north, range 5 east, W.M., in King County, Washington; thence west 50 feet; thence north 193.7 feet; thence east 50 feet; thence south 193.7 feet to the point of beginning.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by the proper officers this 16 day of October, 1973.

NOKOMIS CLUB OF REDMOND

By: Sylvia D. Neal
President

By: Hazel C. Anderson
Secretary

STATE OF WASHINGTON)
: ss.
COUNTY OF KING)

On this 16th day of October, 1973, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Sylvia D. Neal and Hazel C. Anderson, to me known to be the President and Secretary, respectively, of NOKOMIS CLUB OF REDMOND, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they authorized to execute the instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

E. K. Carlson
Notary Public in and for the State
of Washington, residing at Redmond
Kirkland

A grand new look

□ Chamber remodel adds offices, new reception area

The office of the Redmond Chamber of Commerce has a grand new look. After about six weeks of work, Tenhulzen Remodeling, Inc. has finished the remodel of the interior of the Redmond Chamber of Commerce office building.

The Redmond Chamber has been looking at facilities needs for several years. In 1995 the Chamber decided to remodel the building to create a more efficient and professional workspace for the growing Chamber staff. The remodel would meet the needs of the Chamber for the next three to five years.

The reception area is now dominated by a new reception counter that is a granite gray with dark blue trim. It provides workspace for the receptionist and includes more display area and storage. The rest of the workspace in the front area is separated from the reception area with new dividers. The entire workspace is done in white, grays and dark blue.

In the back part of the building, the old meeting room and kitchen area has been transformed into three new office spaces, a conference room, and an efficiency coffee service area. The conference room includes two

storage closets, a small counter, and new secure and energy-efficient back doors.

The meeting area is about half the size of the old meeting room. The new offices will be occupied by the Membership Services Director, the Leadership Institute Director, the Programs Director, and the Director of Marketing and Sales.

In addition to creating new office spaces, the remodeling includes a new coat of paint and new carpeting in the updated colors in all the work areas. The electrical wiring is reworked, and cabling for the phone system and a computer network is carried in the walls. A gas water heater replaces the old electric water heater.

When asked for a price quote on the remodeling, Jack Tenhulzen's first input into the job was to include in the plans a more energy-efficient and comfortable heating system. The newly remodeled workspaces include a forced-air gas furnace that provides consistent heating throughout the building. It replaces an ailing oil furnace and baseboard electric heaters.

"What was fun for us is that we did the design work. We interviewed all members on staff and looked at how they did their work," said Tenhulzen when asked about the job.

For the month of January, Tenhulzen and crew worked around the Redmond Chamber staff, with only one week of total shutdown to disrupt the office. During the week of shutdown, the walls were painted, and new carpet was put down throughout the building.

Credit for working around the office staff goes to Tenhulzen's crew boss, Charlie denTex, and the various sub-contractors who worked on the job. All the sub-contractors are Redmond-based and include Bel-Red Electric Service, Inc., Chapin Painting, Gowing Floor Coverings, Hudy Plumbing, and MacDonald Miller Co., Inc.

"We're very pleased with the workmanship and efficiency of Tenhulzen Remodeling, and also the speed of their work. We have a great looking office," said Dan Ramirez, Executive Director of the Redmond Chamber.

An open house to showcase the new workspaces is in the planning, but stop in anytime to take a look.

March 1996

New landscaping vitalizes Chamber for spring

Just in time for spring, the grounds at the Redmond Chamber of Commerce have a fresh, cleaner look due to the collaborative efforts of some dedicated and talented volunteers.

Under the direction of Linda and Leon Hussey, owners of Classic Nursery on Avondale Road, the project was designed and implemented by employees of Classic Nursery, students at the Lake Washington Technical College Horticulture program, Emil's Concrete Construction Company and Stanford Signs. Parker Paint has donated paint to cover the exterior of the Chamber and complete the fresh look of the building.

All the labor, equipment, design time and

■ Remodeling improves Chamber interior, page 2

plant material was donated by these agencies, more than \$6,000 in retail cost. The entire project took only four days, from removing old material to smoothing over the final load of beauty bark. Classic Nursery will maintain the site each month.

"I am highly impressed with the volunteerism of Linda, the students and the businesses in the community and their willingness to help the Chamber," said Marty Johnson, President of the Redmond Chamber of Commerce Board of Directors. "This is

indicative of the quality of people we have in Redmond. The Chamber would like to give special recognition to these people who have volunteered their time, effort, money and energy to the landscaping and building improvement."

Linda Hussey coordinated the landscaping project. Hussey, a 1992 winner of the Chamber's Volunteer of the Year Award, is used to donating time and materials from her company to the community. She believes that collaborative contributions like these are what make up a community.

"I went all through the Redmond school system — it's my community," she said. "I have a special feeling about Redmond and

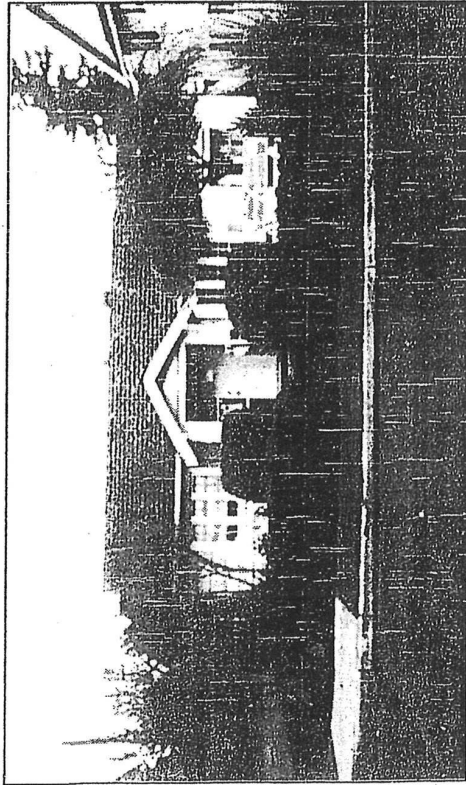
want to retain that community feeling and be involved with the community and support it."

Hussey said the timing was right for the landscaping project, as the interior of the Chamber building was being remodeled.

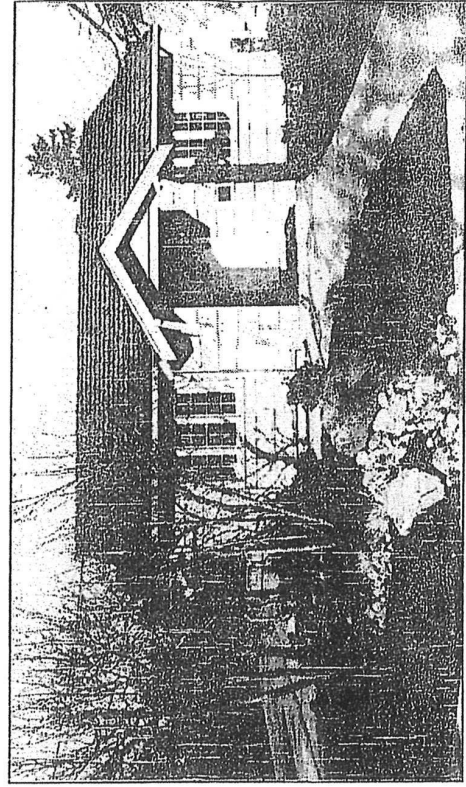
"The new building is beautiful and was being hidden by all those junipers," she said. "We wanted to make the building more inviting to the general public."

The novel part of the project was working with the three students from the Technical College, she said. Classic Nursery has participated in many partnerships with students, but this one required a high level of design

Continued on page 2



Before landscaping



After landscaping



Students among landscapers at Chamber

Continued from page 1

knowledge to complete. Under the guidance of horticulture program teacher Don Marshall, students Joanie Clarke, Karen Munoz and Mariska Oylear worked on the project as part of their curriculum.

The students were given the specifications of budget, visual appeal, maintenance and a timeline and asked to come up with designs. Working with Alan Burke, a registered landscape architect at Classic Nursery, the team used computer imaging to review the designs and choose the best elements of each one. The chosen design incorporates several ideas from the students including plant material, the path design and the bench.

The front pathway was significantly enlarged from the original design after Emil's Concrete agreed to donate the concrete material.

Plant material includes some young dogwood trees, several rhododendron and azalea bushes, some spring bulbs and several perennials. The design enhanced the natural fea-



tures of the grounds, including a cherry tree which blossoms pink each spring. The team then got creative and designed a raised stream bed, adding some height variety to the formerly flat entry way.

As spring continues, the plants will flower and add color and cheer to the building. Chamber members are invited to come and admire the landscaping.

The Redmond Chamber of Commerce expresses its heartfelt and sincere thanks to Linda and Leon Hussey of Classic Nursery, John and Arnie at Emil's Concrete, Dale at Stanford Signs, and students Karen, Joanie and Mariska of Don

Marshall's horticulture class at the Lake Washington Technical College for their creativity and dedication to this worthy project.

Landscaping Project Donors:

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John Dickinson
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