

**ORDINANCE NO. 20-1138**

**AN ORDINANCE OF THE CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON, ACCEPTING THE  
DONATION OF PROPERTY FOR HISTORICAL  
PRESERVATION PURPOSES; PROVIDING FOR  
SEVERABILITY; AND ESTABLISHING AN EFFECTIVE  
DATE**

**WHEREAS**, William and Jennifer Kombol (the “Kombols”) are the owners of real property known as King County Tax Parcel No. 084400-0605 (the “Property”), which is located adjacent to the Black Diamond History Museum; and

**WHEREAS**, the Kombols desire to donate the Property to the City of Black Diamond (the “City”) for historical preservation and similar purposes; and

**WHEREAS**, RCW 35.21.100 allows the City to accept property donated to it and to carry out the terms of the donation if within the powers granted by law; and

**WHEREAS**, use of the property for historical preservation and similar purposes in perpetuity is within the powers granted to the City by law; and

**WHEREAS**, the City desires to accept the donation of the Property;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND,  
KING COUNTY, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1.** The City hereby accepts the donation of the Property by the Kombols and authorizes the Mayor to accept a Statutory Warranty Deed for the Property in a form substantially similar to the one attached hereto as Exhibit A.

**Section 2.** The City shall use the Property in perpetuity for historical presentation, historical display, as a public gathering place (either outdoor or indoor) and similar or related purposes, including but not limited to use by the Black Diamond Historical Society (or successor history related organization), or for monuments, murals, museum displays or museum expansions, public gardens or gathering places, and the like.

**Section 3.** Should any section, paragraph, sentence, clause, or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

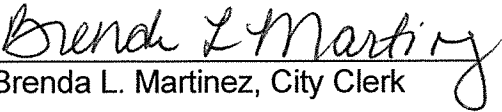
**Section 4.** This Ordinance shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after the date of publication.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND AT A REGULAR MEETING THEREOF ON THE 5<sup>TH</sup> DAY OF MARCH 2020.**

CITY OF BLACK DIAMOND

  
\_\_\_\_\_  
Carol Benson, Mayor

Attest:

  
\_\_\_\_\_  
Brenda L. Martinez, City Clerk

Approved as to form:

\_\_\_\_\_  
David Linehan, City Attorney

Filed with the City Clerk: March 6, 2020  
Passed by the City Council: March 5, 2020  
Ordinance No.20-1138  
Date of Publication: March 11, 2020  
Effective Date: March 16, 2020

When recorded return to:  
City Clerk  
City of Black Diamond  
24301 Roberts Drive  
PO Box 599  
Black Diamond, WA 98010

### **BARGAIN AND SALE DEED**

THE GRANTORS, WILLIAM KOMBOL and JENNIFER KOMBOL, a married couple now and at all times since the date of acquiring title, for and in consideration of ten dollars and other good and valuable consideration, in hand paid, grant, bargain, sell and convey to the CITY OF BLACK DIAMOND, a non-charter code city, the following described real estate, hereinafter referred to as the "Property," situated in the County of King, State of Washington:

Lot 2, Block 12, Black Diamond Townsite, according to the plat thereof recorded in Volume 35 of plat, pages 23 through 27, inclusive, County of King, State of Washington, subject to exceptions of record.

King County Tax Parcel Number: 084400-0605

The Grantors, for themselves and for their successors in interest, do hereby expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication; and Grantors do hereby covenant that against all persons whomsoever lawfully claim by, through or under Grantors and not otherwise, Grantors will forever warranty and defend the title to said described real estate.

The Property shall be used in perpetuity for historical presentation, historical display, as a public gathering place (either outdoor or indoor) and similar or related purposes, including but not limited to use by the Black Diamond Historical Society (or successor

history related organization), or for monuments, murals, museum displays, museum expansions, and the like.

\_\_\_\_\_

William Kombol

\_\_\_\_\_

Jennifer Kombol

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF KING )

I certify that I know or have evidence that William Kombol and Jennifer Kombol are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
 Name: \_\_\_\_\_  
 Notary Public in and for the state of  
 Washington, residing at \_\_\_\_\_  
 My appointment expires \_\_\_\_\_

y Tax Parcel No. 084400-0605: Railroad Ave Property

