



201305020125

Skagit County Auditor

\$74.00

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**WHEN RECORDED, RETURN TO:**

Jerold T. Everard, Esq.  
GROFF MURPHY, PLLC  
300 E. Pine St.  
Seattle, Washington 98122

**QUIT CLAM DEED**

**GRANTOR:** Ruvane Richman

**GRANTEE:** 5240 West Shore Road, LLC

**Prior Recorded Documents Affected:** None

**Property Affected:** PTN Lots 30&31, Plat of Potlach Beach, Guemes Island (Full legal description attached as Exhibit A.)

Commonly known as 5240 West Shore Road, Guemes Island,  
Skagit County, WA 98221

**Tax Assessor's ID:** P68056



**EXHIBIT A**

**PARCEL A:**

That portion of Lots 30 and 31, PLAT OF POTLATCH BEACH, GUEMES ISLAND, SKAGIT COUNTY, WASHINGTON, as per plat recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington, lying above the line of extreme high tide.

TOGETHER WITH a 1.75ths undivided interest in: Lots 19 to 56, inclusive, PLAT OF POTLATCH BEACH, GUEMES ISLAND, SKAGIT COUNTY, WASHINGTON, as per plat aforesaid, lying below the line of extreme high tide and tidelands of the second class situated in front of, adjacent to and abutting upon said Lots 19 to 56 inclusive.

**PARCEL B:**

A non-exclusive easement as granted under Auditor's File No. 724781 for a right-of-way for access to the beach over and across Lot 19 and the Westerly 20 feet of Lots 20, 21, 22 and 23, PLAT OF POTLACH BEACH, GUEMES ISLAND, SKAGIT COUNTY, WASHINGTON;

Situate in Skagit County, Washington.

-END OF EXHIBIT A-



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