

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

# **QUIT CLAIM DEED**

The Grantor, Ruvane Richman, for and in consideration of one dollar, conveys and quit claims to 5240 West Shore Road, LLC, LLC, the Grantee, the real estate described on Exhibit A, including all of Grantor's right, title and interest therein (including without limitation, all warranties of title obtained by Grantor and its predecessors from prior grantors) situated in the County of Skagit, State of Washington together with all after acquired title of the grantor(s) therein.

| WITNESS the hands of the Grantors on   | this 23 day of April , 2013.   |
|--|--|
| GRANTOR:   | Mm Rest  |
|  | Ruvane Kichman   |
|  | SKAGIT COUNTY WASHINGTON<br>REAL ESTATE EXCISE TAX   |
|  | 2013 1591  |
| STATE OF WASHINGTON )  | MAY 0 2 2013   |
| ) ss.  | Amount Poid 6/   |
| COUNTY OF KING )   | Amount Paid \$66 Skagit Co. Treasurer  |
| On this 2000 day of April , 2  | By Num Deputy  013, before me, a Notary Public in and for the State of Washington, sonally known to me (or proved to me on the basis of satisfactory |
| evidence) to be the persons who executed this instrument, and acknowledged it as his and her fit | strument, on oath stated that he and she were competent to execute the ree and voluntary act and deed for the uses and purposes mentioned in         |
| the instrument.  |  |
| IN WITNESS WHEDEOF I have been   | unto set my hand and official seal the day and year first above written.   |
| ev withess whereof, i have here  | Tomall   |
|  | NOTARY PUBLIC in and for the State of Washington,  |
| ######################################   | residing at  |
| DONNA M. KLEIN   | My appointment expires 57215   |
| NOTARY PUBLIC  | Print Name Donno M. Plein  |
| STATE OF WASHINGTON  |  |
| COMMISSION EXPIRES   |  |
| MAY 22, 2015   |  |
|  |  |

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#### **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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