

TREASURER'S USE ONLY



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Skagit County Auditor \$75.00
2/24/2017 Page 1 of 3 8:33AM

After recording return to:

Seabird Properties, LLC
1003 Craig Avenue
Ellensburg, WA 98926

DOCUMENT TITLE: QUIT CLAIM DEED

GRANTOR: PATRICK T. McCUTCHEON and PAULA J. HUNGAR, husband and wife

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

GRANTEE: SEABIRD PROPERTIES, LLC, a Washington Limited Liability Company

2017694
FEB 23 2017

LEGAL DESCRIPTION: PTN GOV. LOT 1, 30-35-03

ASSESSOR'S TAX PARCEL NO.: P35006, P35007, P35008, P35024

Amount Paid \$ 0
Skagit Co. Treasurer
By *[Signature]* Deputy

QUIT CLAIM DEED

THE GRANTORS, PATRICK T. McCUTCHEON and PAULA J. HUNGAR, husband and wife, for and in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys and quit claims to SEABIRD PROPERTIES, LLC, a Washington Limited Liability Company, any and all interest Grantor has in the following described real property situated in Skagit County, State of Washington, including any interest therein which grantor may hereafter acquire:

PARCEL A:

The South 30 feet of the North 90 feet of that part of Government Lot 1, Section 30, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point 1,219.4 feet West and 1,095.4 feet South of the North Quarter corner of said Section; Thence North 5°36' East 256.22 feet to a point 840.4 feet South of the North line of said Section; Thence West 135 feet, more or less, to the government meander line; Thence Southerly along said meander line to a point due West of the point of beginning; Thence East 110 feet, more or less, to the point of beginning.

PARCEL B:

That portion of Government Lot 1, Section 30, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

The South 30 feet of the North 60 feet of the following described tract:

Jeff Slothower
Lathrop, Winbauer, Harrel, Slothower & Denison L.L.P.
Attorneys at Law
PO Box 1088/201 West 7th Avenue
Ellensburg, WA 98926
Direct Fax No. (509) 343-3206
Tel (509) 925-6916

Beginning at a point 1,219.4 feet West and 1,095.4 feet South of the North Quarter corner of said Section; Thence North 5°36' East 256.22 feet to a point 840.4 feet South of the North line of said Section; Thence West 135 feet, more or less, to the government meander line; Thence Southerly along the said meander line to a point due West of the point of beginning; Thence East 110 feet, more or less, to the point of beginning.

PARCEL C:

That portion of Government Lot 1, Section 30, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

The North 30 feet of the following described tract:

Beginning at a point 1,219.4 feet West and 1,095.4 feet South of the North Quarter corner of said Section; Thence North 5°36' East 256.22 feet to a point 840.4 feet South of the North line of said Section; Thence West 135 feet, more or less, to the Government meander line; Thence Southerly along said meander line to a point due West of the point of beginning; Thence East 110 feet, more or less, to the point of beginning.

PARCEL D:

That portion of Government Lot 1, Section 30, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

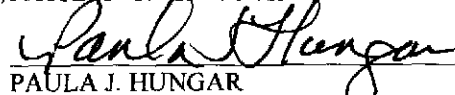
Beginning at a point 840.4 feet South and 1,194.4 feet West of the North Quarter corner of Section 30, Township 35 North, Range 3 East of the Willamette Meridian, the true point of beginning; Thence East 134.06 feet, more or less, to the West line of a certain private road now in use which descends the hill from the county road (as described in Quit Claim Deed Auditor's File No. 463019, records of Skagit County, Washington, from Julius and Stella Kiderlen to Harwood and Nancy Bannister date June 30, 1951); Thence Southerly along said road to a point of intersection with the North line of Tract owned by Paul Umbarger and Lucille Umbarger, his wife, and Alfred Bruget and Jesse Bruget, his wife, if extended East; Thence West to the Northeast corner of the Umbarger-Bruget Tract; Thence North 90 feet, more or less, to the point of beginning.

DATED this 21st day of February, 2017.

SELLER:



PATRICK T. McCUTCHEON



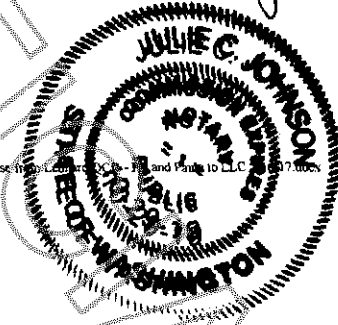
PAULA J. HUNGAR

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STATE OF WASHINGTON)
) ss.
County of Kittitas)

This is to certify that, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared PATRICK T. McCUTCHEON and PAULA J. HUNGAR and said individuals acknowledged that they executed the within and foregoing instrument as their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 21 day of February, 2017.



Julie C. Johnson
Printed Name: JULIE C. JOHNSON
Notary Public in and for the State of Washington
My Commission Expires: 10-29-19

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