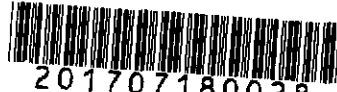


AFTER RECORDING MAIL TO:

**Fabian Gelael
5216 West Shore Road
Anacortes, WA 98221**



Skagit County Auditor
7/18/2017 Page 1 of 3 \$75.00
9:05AM

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-163176-OE**

Land Title and Escrow Statutory Warranty Deed

**THE GRANTORS 5240 WEST SHORE ROAD, LLC, a Washington limited liability company as to
Parcels A and B and RUVANE RICHMAN, as his separate property, as to Parcels C and D for and in
consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand
paid, conveys and warrants to FABIAN GELAE, an unmarried person the following described real estate,
situated in the County of Skagit, State of Washington**

Abbreviated Legal: Lots 30, 31, 32 & 33, Poflatch Beach

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but
not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 02-
163176-OE.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 3967-000-031-0008, P68056, 3967-000-033-0006, P68057

Dated July 14, 2017

Ruvane Richman

5240 West Shore Road, LLC

By: Ruvane Richman, Manager

By: Lisa Thornhill, Manager

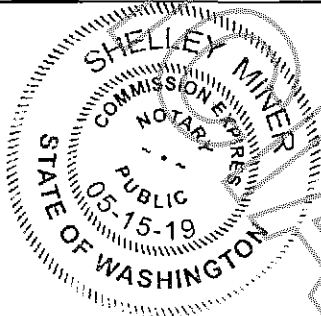
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173275
JUL 18 2017

Amount Paid \$13,800.⁰⁰
Skagit Co. Treasurer
Deputy
BY HTB

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Ruvane Richman and Lisa Thornhill
_____ are the persons who appeared before
me, and said persons acknowledge that they signed this instrument, on oath stated they
are authorized to execute the instrument and acknowledge that as the
Managers of 5240 West Shore Road, LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: July 17 2017

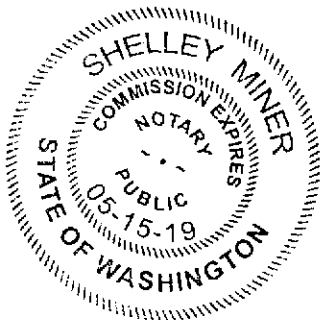


Shelley Miner
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/15/19

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Ruvane Richman
is the person who appeared before me, and said person acknowledged that _____ he
signed this instrument and acknowledge it to be his free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: July 17 2017



Shelley Miner
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/15/19

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 1.75th 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 situate in front of, adjacent to and abutting upon said Lots 19 to 56, inclusive.

Situate in the County of Skagit, State of Washington.

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 POTLATCH BEACH, GUEMES ISLAND, SKAGIT COUNTY, WASHINGTON".

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of Lots 32 and 33, "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 1.75th 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 situate in front of, adjacent to and abutting upon said Lots 19 to 56, inclusive.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

A non-exclusive easement of right of way over and across Lot 19 and the Westerly 20 feet of Lots 20, 21, 22, and 23, "PLAT OF POTLATCH BEACH, GUEMES ISLAND, SKAGIT COUNTY, WASHINGTON," above mentioned, for access to the beach which easement is appurtenant to and running with Lots 32 and 33 herein granted.

Situate in the County of Skagit, State of Washington.