



201403140100

Skagit County Auditor

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FILED FOR RECORD AT REQUEST OF;  
AND AFTER RECORDING RETURN TO:

Jacob Cohen  
Attorney at Law  
P. O. Box 889  
Oak Harbor, WA 98277

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

2014814

MAR 14 2014

Amount Paid \$6  
Skagit Co. Treasurer  
By *Mdm* Deputy

### QUIT CLAIM DEED

**Grantors:** Jerald L. Zavalney and Carol L. Zavalney, husband and wife, as to an undivided one-half interest, and Jerry F. Saia, a single person, as to an undivided one-half interest

**Grantee:** Challenge Investments I, LLC, a Washington limited liability company

**Legal Description:** Parcel One: Ptn. Lots 17-20, Block 47, MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON; Parcel Two: Ptn. Lots 17, 18, 19 and 20, Block 47, Map of the City of Anacortes; Parcel Three: Section 3, Township 34 North, Range 2 East, Ptn. of SW of NW. Full legals on pages: 4-6

**Assessor's Tax Parcel ID#:** Parcel One: P 55170, 3772-047-018-0001; P 55171, 3772-047-020-0007; Parcel Two: P55172, 3772-047-020-0106; Parcel Three: P19716, 340203-2-002-0108; P19727, 340203-2-009-0010

\*\*\*\*\*

The Grantors, Jerald L. Zavalney and Carol L. Zavalney, husband and wife, as to an undivided one-half interest, and Jerry F. Saia, a single person, as to an undivided one-half interest, for and in consideration of the transfer by individuals of real property to a limited liability company with the said entity receiving the ownership interest in the same pro-rata share as the individuals held prior to the transfer, and no monetary consideration, convey and quit claim to Challenge Investments I, LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington, including any interest therein which grantor may hereafter acquire:

Parcel 1: See Exhibit "A" attached hereto.

Assessor's Tax Parcel Nos. P 55170, 3772-047-018-0001;  
P 55171, 3772-047-020-0007

Parcel 2: See Exhibit "B" attached hereto.

Assessor's Tax Parcel No. P55172, 3772-047-020-0106

Parcel 3: See Exhibit "C" attached hereto.

Assessor's Tax Parcel No. P19716, 340203-2-002-0108;  
P19727, 340203-2-009-0010

Subject to all easements, encumbrances, restrictions and reservations of record.

DATED this 12<sup>th</sup> day of March, 2014.

  
JERRY L. ZAVALNEY, Grantor

  
CAROL L. ZAVALNEY, Grantor


  
JERRY F. SAIA, Grantor

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF ISLAND )

On this day personally appeared before me JERRY L. ZAVALNEY, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 7<sup>th</sup> day of March, 2014.



  
NOTARY PUBLIC in and for the state of  
Washington, residing at Cat Harbor  
My commission expires: 4/8/2014



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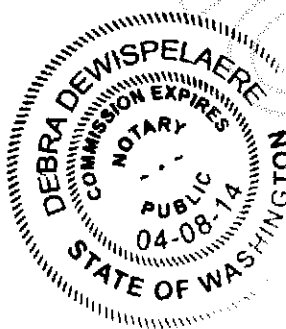
STATE OF WASHINGTON )

) ss.

COUNTY OF ISLAND )

On this day personally appeared before me CAROL L. ZAVALNEY, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 7<sup>th</sup> day of March, 2014.



Debra Dewispelaere  
NOTARY PUBLIC in and for the state of  
Washington, residing at Oak Harbor  
My commission expires: 4/8/2014

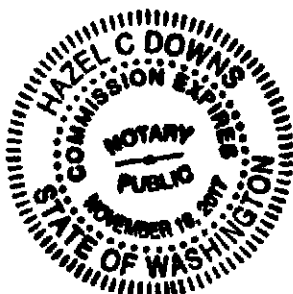
STATE OF WASHINGTON )

) ss.

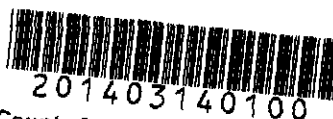
COUNTY OF ISLAND )

On this day personally appeared before me JERRY F. SAIA, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12<sup>th</sup> day of March, 2014.



Hazel C. Downs  
NOTARY PUBLIC in and for the state of  
Washington, residing at Oak Harbor  
My commission expires: 11-18-2017



**EXHIBIT "A"**

Tax Parcel Number(s): P55170, 3772-047-018-0001, P55171, 3772-047-020-0007

Lot 17, less and EXCEPT therefrom the East 5 feet of the North 35 feet thereof; TOGETHER WITH that portion of the South ½ of the vacated alley lying adjacent thereto; Lots 18, 19 and 20, EXCEPTING the North 35 feet thereof, all in Block 47, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.



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EXHIBIT "B"

PARCEL "A":

The North 35 feet of the West 1/2 of the Lot 18, and the North 35 feet of the East 5 feet of Lot 17, Block 47, "MAP OF THE CITY OF ANACORTES", as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH that portion of the South 1/2 of the vacated alley adjoining said property on the North.

PARCEL "B":

The North 35 feet of Lots 19 and 20, and the North 35 feet of the East 1/2 of Lot 18, Block 47, "MAP OF THE CITY OF ANACORTES", as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH the South 1/2 of the vacated alley adjoining and also TOGETHER WITH the North 1/2 of the East 100 feet of the vacated alley in Block 47, "MAP OF THE CITY OF ANACORTES", as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.



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- EXHIBIT "C" -

The West 297 feet of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 3, Township 34 North, Range 2 East of the Willamette Meridian, lying South of South March's Point Road, and except that portion conveyed to the State of Washington for Primary State Highway No. 1 by deed recorded January 12, 1961, under Auditor's File No. 603031, and also except the following described Parcels 1 and 2; and Except any portion lying East of said Parcels 1 and 2:

Parcel 1:

That portion of the South Half of the Southwest Quarter of the Northwest Quarter of Section 3, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at a point on the North Line of said South Half of the Southwest Quarter of the Northwest Quarter 286.27 feet East of the West line thereof, said point being the Northwest corner of a tract of land conveyed to Harriet M. Denney by deed recorded September 15, 1911 under Auditor's File No. 86555 in Volume 1 of Tax Deeds, page 392, records of Skagit County, Washington;

Thence South along said Denney Tract, 208.73 feet to the Southwest corner of said Denney Tract:  
Thence East along the South Line of said Denney Tract, 10.73 feet to the West line of a tract of land conveyed to Carl Johnson et ux, by deed recorded April 13, 1943 under Auditor's File No. 361349, records of Skagit County, Washington;

Thence South along said Johnson tract to a point that is East of a point that is 300 feet South of the old State Highway 1A, as conveyed to the State of Washington by deed recorded September 6, 1938 in Volume 175 of Deeds, page 302 (formerly conveyed to Skagit County by deed recorded May 8, 1911 in Volume 85 of Deeds, page 323), (now known as the South March's Point Road) as measured by a line drawn South from said highway that is parallel to and 286.27 feet of the West line of the Southwest Quarter of the Northwest Quarter of said Section 3;

Thence West 70.73 feet;

Thence North to the North Line of said South Half of the Southwest Quarter of the Northwest Quarter;

Thence East along said line 60 feet, more or less, to the point of beginning;

Except therefrom that portion thereof lying Northerly of the Southerly line of the old Anacortes State Highway 1A (South March's Point Road).

Parcel 2:

That portion of the South half of the Southwest Quarter of the Northwest Quarter of Section 3, Township 34 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of that certain tract of land conveyed to Thomas G. Mitchell, et ux, by deed recorded under Auditor's File No. 8109090074, records of Skagit County, Washington said point being on the West line of Tract C of Skagit County Short Plat No. 58-77, approved December 13, 1977 and recorded December 13, 1977 under Auditor's File No. 870298, in Volume 2 of Short Plats, page 164, records of Skagit County, Washington;

Thence South along the West line of Tract C to the North line of the Primary State Highway No. 1, as condemned by decree entered May 22, 1961 in Skagit County Superior Court Cause No. 26054;

Thence Westerly along the North line of said highway to a point that is due South of the West line of the Thomas G. Mitchell tract produced South;

Thence North along the produced line of the Thomas G. Mitchell tract to the Southwest corner of said tract;

Thence East along the South line of said Mitchell Tract, a distance of 70.73 feet, more or less, to the point of beginning.



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