

Return to:  
Kelly Brown, WSBA No. 4681  
Irwin, Myklebust, Savage  
& Brown, P.S.  
P.O. Box 604  
Pullman, WA 99163-0604



201505040065

Skagit County Auditor \$74.00  
5/4/2015 Page 1 of 3 11:03AM

**TRUSTEE DEED**

**Reference Number(s) of Documents Assigned or Released:**

**Grantor(s):** PHYLLIS J. UFER TRUST U/A DTD 04/14/93  
LAVELL, SHARON UFER., Trustee  
UFER, STEVEN KARL, Trustee

**Grantee(s):** LAVELL, SHARON UFER  
UFER, STEVEN KARL

**Abbreviated Legal Description:** Tract B, Skagit County Short Plat No. 65-73, S25, T36N, R1EWM

**Full Legal** is attached as Exhibit A-1.

**Assessor's Property Tax Parcel Number(s):** P46510

THE GRANTORS, SHARON UFER LAVELL and STEVEN KARL UFER, Trustees of the Phyllis J. Ufer Trust, u/a dated April 14, 1993, in distribution of the assets of said Trust, hereby convey and quitclaim unto THE GRANTEES, SHARON UFER LAVELL, a married person dealing in her separate property and STEVEN KARL UFER, a married person dealing in his separate property, an undivided 1/2 interest each, in the following-described real estate, situated in Skagit County, Washington, together with all after acquired title of Grantors, to-wit:

SEE ATTACHED EXHIBIT A-1

DATED: April 28, 2015.

By: Sharon Ufer Lavell  
SHARON UFER LAVELL, Trustee

By: Steven Karl Ufer  
STEVEN KARL UFER, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20151525  
MAY 04 2015

Amount Paid \$0  
Skagit Co. Treasurer  
By MW Deputy

STATE OF WASHINGTON )  
 )ss.  
County of Pierce )

I certify that I know or have satisfactory evidence that SHARON UFER LAVELL is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Trustee of the PHYLLIS J. UFER TRUST, u/a dated April 14, 1993, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: April 28<sup>th</sup>, 2015.



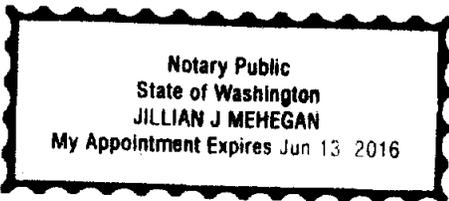
Signature: [Signature]  
Print Name: Jillian J Mehegan  
Notary Public in and for the State of  
Washington, residing at Talona

My appointment expires: June 13<sup>th</sup>, 2016

STATE OF WASHINGTON )  
 )ss.  
County of Pierce )

I certify that I know or have satisfactory evidence that STEVEN KARL UFER is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Trustee of the PHYLLIS J. UFER TRUST, u/a dated April 14, 1993, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: April 28<sup>th</sup>, 2015.



Signature: [Signature]  
Print Name: Jillian J Mehegan  
Notary Public in and for the State of  
Washington, residing at Talona

My appointment expires: June 13<sup>th</sup>, 2016

EXHIBIT A-1

TRACT B, Skagit County Short Plat No. 65-73:

A portion of Government Lot 2, Section 25, Township 36 North, Range 1 East, W.M., being more particularly described as follows:

Commencing at the northwest corner of Lot 4 of the Plat of Florence V. Lewis, North Guemes Tracts, as per plat recorded in Volume 4 of Plats at page 41, records of Skagit County, Washington; thence North 22°17' West along the easterly line of the county road (Bearings of this description are oriented to said plat) a distance of 80.00 feet to the TRUE POINT OF BEGINNING; thence North 22°17' West a distance of 126.10 feet, thence North 62°26' East a distance of 160.00 feet, more or less, to the line of ordinary high tide; thence Southeasterly along said line of ordinary high tide to the intersection of a line bearing North 67°55' East from the TRUE POINT OF BEGINNING; thence South 67°55' West to the TRUE POINT OF BEGINNING.

SUBJECT to an easement for beach access over and across the North 40 feet of the above-described tract, together with an easement for the purposes set forth in the reservation of easement below appearing, as such easements are now or hereafter reserved, or granted on any portion of the property described in Exhibit 1 attached hereto and incorporated herein by this reference, and subject to a contract dated July 12, 1967, between Dollie N. Lewis, individually and as executrix of the Estate of Alva L. Lewis, as seller, and sellers and purchasers herein as purchasers, to be paid by purchasers and sellers herein in accordance with the terms thereof and subject to the easements and rights of way below reserved and subject to building and use restrictions imposed on said properties by governmental authority.

There are hereby specifically reserved for the benefit of the sellers and the purchasers, their heirs and assigns, and any applicable utility company or private association or group providing such services, and the owners in common, and each owner severally of the land described in Exhibit 1 attached hereto and incorporated herein by this reference, as their respective interests shall obtain, the easements and rights of way, as are specifically identified hereinafter.

(a) Utility Easements. An easement and right of way is reserved under, over and upon ten-foot strips of land adjacent to front, rear and side boundary lines of the \_\_\_\_\_ tract of property being sold here for utility installation and maintenance, including but not limited to power, telephone, water, sewer, drainage, gas, etc., whether such facilities are installed by a public utility, a community or private association or corporation, together with the right to enter upon the lots at all times for said purposes; provided, however, that in the event the house originally constructed on the property sold hereunder is constructed upon all or any portion of such reserved easement areas, prior to the installation of any of the above-described utilities, the portion of the utility easement over which the house is in part built shall ipso facto be deemed to be abandoned and released without further action of any kind or nature.

(b) Beach Access Easement. An easement for beach access over and across the North 40 feet of the tract above described being sold hereunder, including without limitation ingress and egress by pedestrian or vehicular means, and for purposes of boat launching.