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Skagit County Auditor \$76.00
11/22/2016 Page 1 of 4 9:46AM

File for record and return to:
Alfred M. Falk
Harlowe & Falk LLP
One Tacoma Avenue North, Suite 300
Tacoma, WA 98403

QUIT CLAIM DEED

Grantors: LAVELL, SHARON UFER, a married woman dealing in her separate estate; and
UFER, STEVEN KARL, a married man dealing in his separate estate

Grantee: UFER GUEMES LLC

Legal Description (abbreviated): Tract B, Skagit County Short Plat No. 65-73, S25, T36N,
R1EWM

Full Legal Description: attached as Exhibit A

Assessor's Tax Parcel No.: P46510

Reference Nos. of Documents Released or Assigned: N/A

The Grantors, Sharon Ufer Lavell and Steven Karl Ufer, each a married person dealing in their separate estate, without any consideration, convey and quitclaim to Ufer Guemes LLC, a Washington Limited Liability Company, the following described real property situate in the County of Pierce, State of Washington, including any after acquired title:

See attached Exhibit A

Dated this 18th day of November, 2016.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20165290
NOV 22 2016

Amount Paid \$ 0
Skagit Co. Treasurer
By *Mdm* Deputy

Sharon Ufer Lavell
Sharon Ufer Lavell

Steven Karl Ufer
Steven Karl Ufer

STATE OF WASHINGTON)
) ss.
County of Pierce)

On this day personally appeared Sharon Ufer Lavell, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged 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 18th day of November, 2016.



Signature: *Alfred M. Falk*
Print Name: Alfred M. Falk
Notary Public in and for the State of Washington
Residing at Lakewood
My appointment expires: Nov 10, 2020

STATE OF WASHINGTON)
) ss.
County of Pierce)

On this day personally appeared Steven Karl Ufer, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged 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 18th day of November, 2016.



Signature: *Alfred M. Falk*
Print Name: Alfred M. Falk
Notary Public in and for the State of Washington
Residing at Lakewood
My appointment expires: Nov 10, 2020

EXHIBIT A

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.

UNRECORDED

(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.

DOCUMENT