

When recorded return to:

Columbia State Bank
P.O. Box 2156
Tacoma, WA 98401



Skagit County Auditor
3/3/2017 Page 1 of 3 10:29AM \$75.00

Escrow Number: JM1917

GUARDIAN NORTHWEST TITLE CO.
ACCOMMODATION RECORDING ONLY
JM1917

QUIT CLAIM DEED

THE GRANTOR SKAGIT COUNTY PUBLIC UTILITY DISTRICT NO. 1 for and in consideration of clearing title without monetary consideration conveys and quit claims to Columbia State Bank an undivided 21.4% interest; to Padilla Financial LLC an undivided 30% interest; to Mountain Pacific Bank, an undivided 33.4% interest; and to Padilla Bay LLC, an undivided 15.2% interest in the following described real estate, situated in the County of Skagit State of Washington, together with all after acquired title of the Grantor therein:

The fee title to those portions of Tract "B" and "Lot 26" "Plat Of Saratoga Passage View C.A.R.D. PL 06-0107" described as Parcels "A" and "C" on the attachments hereto; and a non-exclusive easement to construct, install and maintain water pipeline and associated utilities over, across and under that portion of said Lot 26 described as Parcel "B" on the attachments hereto; and non-exclusive access and utility easements across those portions of said Lot 26 described as Parcels "D" and "E" on the attachments hereto.

All of said parcels are subject to matters of record.

Tax Parcel Number(s): Fee: P130585 and P130357; Easement: P95857

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017822
MAR 03 2017

Dated: February 24, 2017.

Skagit County Public Utility District No. 1 by:

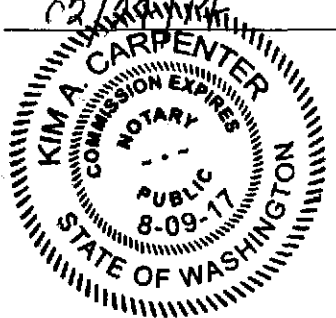
George Sidhu
George Sidhu, Interim General Manager
State of Washington
County of Skagit } SS:

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

I certify that I know or have satisfactory evidence that George Sidhu 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 Interim General Manager of Skagit County Public Utility District No. 1 it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 02/24/2017

Kim A. Carpenter



Notary Public in and for the State of Washington
Residing at: Mount Vernon
My appointment expires: 08/09/17

Attachment "A"

Parcel "A":

That portion of Lot 26, "PLAT OF SARATOGA PASSAGE VIEW C.A.R.D. PL 06-0107" as per plat recorded on June 10, 2009 as Auditor's File No. 200906100089 and as per "Affidavit of Minor Correction of Survey" recorded as Auditor's File No. 200908280052, records of Skagit County;

Commencing at the Southeast corner of Lot 13 of said plat; thence North 60° 26' 21" East for a distance of 134.99 feet to the Point of Beginning; thence North 03° 05' 52" East for a distance of 150.00 feet; thence South 86° 54' 08" East for a distance of 160.00 feet; thence South 06° 54' 43" West for a distance of 150.33 feet; thence North 86° 54' 08" West for a distance of 150.00 to the Point of Beginning

Parcel "B":

That portion of Lot 26, "PLAT OF SARATOGA PASSAGE VIEW C.A.R.D. PL 06-0107" as per plat recorded on June 10, 2009 as Auditor's File No. 200906100089 and as per "Affidavit of Minor Correction of Survey" recorded as Auditor's File No. 200908280052, records of Skagit County;

Commencing at the Northeast corner of Lot 13 of said plat; thence South 87° 08' 48" East for a distance of 117.88 feet; thence North 03° 05' 52" East for a distance of 30.00 feet to the Point of Beginning; thence North 87° 08' 48" West for a distance of 300.11 feet; thence North 10° 00' 28" for a distance of 30.24 feet; thence South 87° 08' 48" East for a distance of 296.48 feet; thence South 03° 05' 52" West for a distance of 30.00 feet to the Point of Beginning.

Parcel "C":

Tract "B", "PLAT OF SARATOGA PASSAGE VIEW C.A.R.D. PL 06-0107" as per plat recorded on June 10, 2009 as Auditor's File No. 200906100089 and as per "Affidavit of Minor Correction of Survey" recorded as Auditor's File No. 200908280052, records of Skagit County;

Parcel "D":

Those two portions of Lot 26, "PLAT OF SARATOGA PASSAGE VIEW C.A.R.D. PL 06-0107" as per plat recorded on June 10, 2009 as Auditor's File No. 200906100089 and as per "Affidavit of Minor Correction of Survey" recorded as Auditor's File No. 200908280052, records of Skagit County, described as "D-1" and "D-2" below:

"D-1"

That certain 60-foot wide non-exclusive access and utility easement delineated on the face of said plat as running generally East and West from a point West of the Northeast corner of Lot 14 of said plat; thence Easterly along the North line of said Lot 14 and along the North line of Benson Ridge Lane and along the North line of Lot 13 of said plat to the terminus of said 60-foot access and utility easement.

"D-2"

That certain 30-foot wide non-exclusive utility easement delineated on the face of said plat as running Easterly from the East line of "D-1" above along the North line of Lot 13 of said plat and along the Easterly extension of the North line of said Lot 13 to the terminus of said 30-foot wide utility easement.

Parcel "E":

That portion of Lot 26, "PLAT OF SARATOGA PASSAGE VIEW C.A.R.D. PL 06-0107" as per plat recorded on June 10, 2009 as Auditor's File No. 200906100089 and as per "Affidavit of Minor Correction of Survey" recorded as Auditor's File No. 200908280052, records of Skagit County, described as follows:

That certain 60-foot wide non-exclusive access and utility easement delineated on the face of said plat as running Easterly and then Northeasterly from Benson Ridge Lane at a point between Lots 8 and 9 of said plat to its terminus lying Easterly of Lot 13 of said plat EXCEPT that portion thereof lying within Parcel "A" as described herein.