

UNOFFICIAL DOCUMENT



Skagit County Auditor

2/6/2018 Page

1 of

\$78.00
5 12:15PM

Return to:
ADAPTIVE LAW FIRM PS
994 South Third Street
Mount Vernon, WA 98273

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2018 456
FEB - 6 2018

Amount Paid \$
Skagit Co. Treasurer
By HB Deputy

QUIT CLAIM DEED

For and in consideration of a capital contribution to a limited liability company in exchange for an ownership interest therein, and where nonrecognition of gain or loss on contribution exists for federal income tax purposes, Bryan Sakuma and Barbara Sakuma, a married couple ("Grantors"), convey, release and quitclaim unto Sakuma 3G, L.L.C., a Washington limited liability company ("Grantee"), all of Grantors' right, title and interest in the following-described real property located in Skagit County, State of Washington, together with all after-acquired title of the Grantor:

Tax Parcel Number(s): **P104026 / 350327-2-001-0300**

Lot 4 of Skagit County Short Plat No. 92-023, approved November 18, 1992, according to the plat thereof recorded under Auditor's File No. 9211190029, records of Skagit County, Washington.

Except that portion of said Lot 4, described as follows:

Beginning at the Northeasterly corner of said Lot 4, common with the Northwest corner of Lot 1 of said Skagit County Short Plat No. 92-023;

thence South 4°16'28" West along the common line between said Lots 1 and 4 and the extension thereof for a distance of 162.31 feet, more or less, to the Southwest corner of that certain boundary line adjustment parcel conveyed to Bryan Sakuma and Barbara Sakuma by deed recorded under Skagit County Auditor's File No. 201507010083;

thence North 89°26'48" West on a Westerly projection of the South line of said Bryan Sakuma and Barbara Sakuma boundary line adjustment parcel for a distance of 26.79 feet;

thence South 0°42'18" West for a distance of 96.27 feet;

thence North 89°58'42" West for a distance of 22.95 feet;
thence South 0°02'08" West for a distance of 49.70 feet;
thence South 86°25'34" West for a distance of 63.25 feet;
thence South 75°07'29" West for a distance of 192.48 feet, more or less, to the easterly margin (centerline based upon as-built ditch) or that certain 20-foot wide strip conveyed to Skagit County Drainage District No. 14 by Skagit County Superior Court Cause No. 3604;
thence along said Easterly margin north 3°48'47" West for a distance of 161.98 feet;
thence North 26°44'53" West for a distance of 56.44 feet;
thence North 33°05'43" West for a distance of 55.93 feet;
thence North 44°33'42" West for a distance of 52.69 feet;
thence North 57°57'24" West for a distance of 130.75 feet;
thence North 65°25'29" West for a distance of 98.77 feet, more or less, to the North line of said Lot 4, also being the north line of said Northeast quarter of the Northwest quarter of Section 27;
thence leaving said Easterly margin South 89°26'48" East along the North line of said Lot 4, for a distance of 183.64 feet, more or less, to an angle point in said North line;
thence South 0°09'40" West for a distance of 40.00 feet, more or less, to an angle point in said North line at a point bearing North 89°26'48" West from the point of beginning;
thence South 89°26'48" East along said North line for a distance of 433.04 feet, more or less, to the **Point of Beginning**.

And Except that portion of said Lot 4, described as follows:

Beginning at the Northeasterly corner of said Lot 4, common with the Northwest corner of Lot 1 of said Skagit County Short Plat No. 92-023;

thence South 4°16'28" West along the common line between said Lots 1 and 4 and the extension thereof for a distance of 162.31 feet, more or less, to the Southwest corner of that certain boundary line adjustment parcel conveyed to Bryan Sakuma and Barbara Sakuma by deed recorded under

Skagit County Auditor's File No. 201507010083;

thence North 89°26'48" West on a Westerly projection of the South line of said Bryan Sakuma and Barbara Sakuma boundary line adjustment parcel for a distance of 26.79 feet;

thence South 0°42'18" West for a distance of 96.27 feet;

thence North 89°58'42" West for a distance of 22.95 feet;

thence South 0°02'08" West for a distance of 49.70 feet;

thence North 86°25'34" East for a distance of 114.49 feet;

thence South 57°40'04" East for a distance of 66.35 feet, more or less, to the Southwesterly line of Lot 2, said Short Plat No. 92-023 at a Point Bearing North 38°37'44" West and a distance of 45.00 feet from the Southerly most corner of said Lot 2;

thence North 38°37'44" West along said Southwesterly line of Lot 2 for a distance of 193.94 feet to an angle point in said line at a point bearing South 4°16'28" West from the True Point Of Beginning;

thence North 4°16'28" East along the Westerly line of said Lot 2 for a distance of 22.61 feet, more or less, to the **True Point Of Beginning**.

Together with that portion of the Northwest quarter of the Northwest quarter of Section 27, Township 35 North, Range 03 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of said subdivision: thence South 0°19'52" West, along the East line of said subdivision, a distance of 883.03 feet; thence North 48°52'50" West a distance of 419.11 feet; thence North 35°21'39" West a distance of 777.81 feet to a point on the North line of said subdivision; thence South 88°00'00" East, along said North line, a distance of 771.44 feet to the **Point of Beginning**.

Also Together with that portion of The Southwest quarter of the Southwest quarter of Section 22, Township 35 North, Range 03 East of the Willamette Meridian, described as follows:

Commencing at the Southeast corner of said subdivision; thence North 88°00'00" West, along the South line of said subdivision, a distance of 126.69 feet to the **True Point of Beginning**; thence North 57°57'13" West a distance of 228.55 feet; thence North 90°00'00" West a distance of 54.67 feet; thence South 40°50'21" West a distance of 134.28 feet; thence North

UNRECORDED INSTRUMENT

75°03'51" West a distance of 60.43 feet; thence North 86°28'56" West a distance of 151.03 feet; thence South 62°49'57" West a distance of 52.25 feet to a point on said South line of said subdivision; thence South 88°00'00" East, along said South line, a distance of 592.18 feet to the **True Point of Beginning**.

Except that portion Lot 4 of Skagit County Short Plat No. 92-023, approved November 18, 1992, according to the plat thereof recorded under Auditor's File No. 9211190029, records of Skagit County, Washington, described as follows:

Commencing at the Northwest corner of said Lot 4; thence South 0°19'52" West, along the West line of said Lot 4, a distance of 883.03 feet to the **True Point of Beginning**; thence South 52°34'47" East a distance of 769.34 feet to a point on the South line of said Lot 4; thence North 88°06'41" West, along said South line, a distance of 613.93 feet to the Southwest corner of said Lot 4; thence North 0°19'52" East, along the West line of said Lot 4, a distance of 447.27 feet to the **True Point of Beginning**.

Situate in County of Skagit, State of Washington.
All containing 1,881.778 S. F. more or less.

Dated this 20 day of December, 2017.



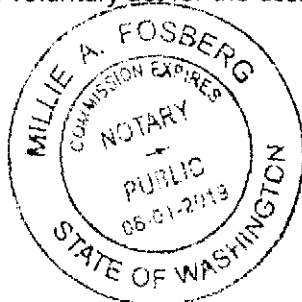
Bryan Sakuma, a married person



Barbara Sakuma, a married person

STATE OF WASHINGTON)
 :ss
COUNTY OF SKAGIT)

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



DATED: December 20 2017.

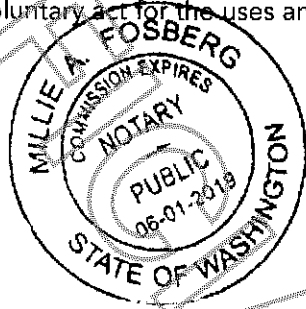


Notary Public for the State of Washington

My commission expires: 06-01-2019

STATE OF WASHINGTON)
)
 :SS
)
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Barbara Sakuma, is the person who appeared before me, and said person acknowledged that she signed this instrument, and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.



DATED: December 20, 2017.

Millie Fosberg

Notary Public for the State of Washington

My commission expires: 06-01-2019

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