



201803280055

WHEN RECORDED, RETURN TO:

Marco de Sa e Silva
Davis Wright Tremaine LLP
1200 Third Avenue, Suite 2200
Seattle, WA 98101

Skagit County Auditor

\$79.00

3/28/2018 Page

1 of

6 10:50AM

GUARDIAN NORTHWEST TITLE CO.

QUIT CLAIM DEED

ASSOCIATION RECORDING ONLY

WILD

Grantor: Cottonwood Rock LLC, a Washington limited liability company

Grantee: Renee Stoner Van de Putte, a married individual as her separate property

Abbreviated Legal Description: Lot 1, Skagit County Short Plat PL 11-0141, Auditor's File No. 201502190056, Skagit County, Washington; and Portion of Government Lot 2, Section 15, Township 36 North, Range 1 East, W.M., Skagit County, Washington

Complete legal description is on Exhibit A attached hereto.

Assessor's Property Tax Parcel Account Numbers: P132600, P46406

Reference Numbers of Related Documents: N/A

NB CM-4957
THIS DOCUMENT IS RECORDED
AS A COURTESY ONLY.
FIRST AMERICAN TITLE INSURANCE CO.
ASSUMES NO LIABILITY FOR
SUFFICIENCY, VALIDITY OR ACCURACY

QUIT CLAIM DEED

The Grantor, Cottonwood Rock LLC, a Washington limited liability company, as a distribution of real property in consideration of the redemption of the Grantee's interest in the Grantor and for no other monetary or valuable consideration, where no gain or loss is recognized under the Internal Revenue Code, conveys and quitclaims to the Grantee, Renee Stoner Van de Putte, a married individual as her separate property, all right, title, and interest of the Grantor in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

See Exhibit A attached hereto and by reference made a part hereof.

Dated this 23 day of FEBRUARY, 2018.

[Signature page to follow.]

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 1200
MAR 28 2018

Amount Paid \$
Skagit Co. Treasurer
By *mm* Deputy

Cottonwood Rock LLC,
a Washington limited liability company

By: [Signature]
Peter Benjamin Stoner
Managing Member

STATE OF WASHINGTON)
COUNTY OF KING) ss.

On this 23 day of FEBRUARY, 2018, before me, a Notary Public in and for the State of Washington, personally appeared PETER BENJAMIN STONER, the Managing Member of Cottonwood Rock LLC, a Washington limited liability company, the limited liability company that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

[Signature]
NOTARY PUBLIC in and for the State of
Washington, residing at SEATTLE
My appointment expires May 3, 2021
Print Name MAUREEN K. BRYAN

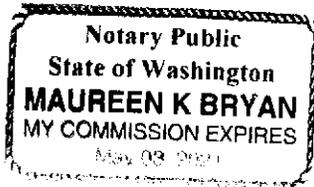


Exhibit A

LOT 1:

Lot 1 of Short Plat No. PL11-0141, approved on February 6, 2015 and recorded on February 19, 2015 under Auditor's File No. 201502190056, said lot located in Section 15, Township 36 North, Range 1 East, W.M., Skagit County, Washington. AND TOGETHER WITH Easements, Reservations and Restrictions of record and as shown on the face of said Short Plat.

LOT 5:

Government Lot 2, Section 15, Township 36 North, Range 1 East, W.M.

EXCEPT All that portion of Government Lot 2, Section 15, Township 36 North, Range 1 East, W.M., lying Southerly of the following described line:

Commencing at the Northeast corner of Government Lot 3, Section 15, Township 36 North, Range 1 East, W.M.; thence South 2 Degrees 08'17" West along the West line of said Government Lot 2, a distance of 101.54 feet to the beginning of said line; thence South 88 Degrees 09'22" East, a distance of 852.76 feet, more or less, to the Easterly margin of said Government Lot 2, being the terminus of said line. Said parcel contains 15.22 acres, more or less.

AND TOGETHER WITH that portion of Government Lot 3, Section 15, Township 36 North, Range 1 East, W.M., described as follows:

Beginning at the Northeast corner of said Government Lot 3, thence North 88 Degrees 09'22" West along the North line of said Government Lot 3, a distance of 449.51 feet; thence South 19'21'59" East a distance of 108.92 feet; thence South 88 Degrees 09'22" East parallel to the North line of said Government Lot 3, a distance of 409.58 feet to the East line of said Government Lot 3; thence North 2 Degrees 08'17" East, along the East line of said Government Lot 3, a distance of 101.54 feet to the Point of Beginning. Containing 1.00 acres, more or less.

AND ALSO TOGETHER WITH a non-exclusive easement for ingress and egress for roadway purposes and utilities over and across a strip of land 20.00 feet in width, being 10.00 feet on each side of the following described centerline:

Beginning at a point on the West line of Government Lot 1, Section 15, Township 36 North, Range 1 East of the Willamette Meridian, which point bears South 0 Degrees 07'37" East, a distance of 638.75 feet from the Northwest corner of said government lot 1; thence south 56 degrees 15' east, a distance of 388.56 feet; thence South 50 Degrees 52' East, a distance of 166.54 feet; thence South 36 Degrees 03' East, a distance of 95.66 feet; thence South 89 Degrees 52' East, a distance of 132.61 feet; thence North 83 Degrees 04' East, a distance of 250.33 feet; thence south 78 degrees 24' east, a distance of 445.26 feet to a point on the East line of said Government Lot 1, which point is the end of said easement centerline description, and which point bears North 0 Degrees 07'37" West, a distance of 219.07 feet from the Southeast corner of said Government Lot 1.

An easement for road and utility purposes over and across a strip of land 20 feet in width, being 10.00 feet on each side of the following described centerline:

Beginning at a point on the North line of the Northeast Quarter of the Northwest Quarter of Section 15, Township 36 North, Range 1 East of the Willamette Meridian, which point bears South 89 Degrees 36'30" West, a distance of 299.07 feet from the Northeast corner of said subdivision; thence South 0 Degrees 59' West, a distance of 543.52 feet; thence South 89 Degrees 44' East, a distance of 191.64 feet; thence South 51 Degrees 59' East, a distance of 150.00 feet to a point on the east line of said subdivision, which point is the end of said easement centerline description, and which point bears South 0 Degrees 07'37" East, a distance of 638.75 feet from said Northeast corner of said subdivision.

EXCEPT any portion thereof lying within the county road.

All situate in Skagit County, Washington.

The above easements to attach to and run with parcel B above and not to be severable there from.

Subject, however, to existing lease to the United States Coast Guard for light house as more particularly contained in Coast Guard Lease No. t 13 cg2768, which lease it is understood, expires June 30, 1965, and reimbursement of rental for such shall not be required from vendors to vendees.

AND SUBJECT TO a non-exclusive easement in Government Lot 2, Section 15, Township 36 North, Range 1 East, W.M. for ingress, egress and utilities, over, under and across a strip of land 30.00 feet in width lying 15.00 feet on each side of the following described centerline:

Beginning on the West line of Government Lot 2, Section 15, Township 36 North, Range 1 East, W.M., which point bears North 2 Degrees 08'17" East at a distance of 219.07 feet from

the Southeast corner of Government Lot 1, Section 15, Township 36 North, Range 1 East, W.M.; thence South 80 Degrees 17'26" East a distance of 64.91 feet; thence South 59 Degrees 58'40" East a distance of 143.54 feet to the beginning of a curve to the right having a radius point bearing South 30 Degrees 01'20" West at a distance of 85.00 feet; thence Southeasterly along said curve an arc distance of 101.53 feet through a central angle of 68 Degrees 26'16"; thence South 8 Degrees 27'36" West a distance of 111.06 feet; thence South 6 Degrees 52'12" East a distance of 55.00 feet to the terminus of said centerline.