



**201809050058**

09/05/2018 01:24 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

**RETURN TO:**

Miller Nash Graham & Dunn LLP  
ATTN: Richard E. Mitchell  
Pier 70 | 2801 Alaskan Way, Suite 300  
Seattle, WA 98121

GUARDIAN NORTHWEST TITLE CO.  
**QUIT CLAIM DEED** ACCOMMODATION RECORDING ONLY

*m 10196*

The **COLUMBIA STATE BANK**, possessing an undivided 21.4% interest; and **PADILLA FINANCIAL LLC** possessing an undivided 30% interest; and **MOUNTAIN PACIFIC BANK**, possessing an undivided 33.4% interest; and **PADILLA BAY LLC**, possessing an undivided 15.2% interest, for and in consideration of mutual benefits and other good and valuable consideration, receipt of which is hereby acknowledged, convey and quit claim to **PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY** 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 attachment hereto; and all their right, title and interest in and to 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 attachment hereto; and all their right, title and interest in and to a non-exclusive access and utility easements across those portions of said Lot 26 described as Parcels "D" and "E" on the attachment hereto.

All of said parcels are subject to matters of record.

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

*Dated 8-23-2018*

*REMAINDER LEFT BLANK INTENTIONALLY – SIGNATURES FOLLOW*

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*20183945*  
**SEP 05 2018**

Amount Paid \$ *6*  
Skagit Co. Treasurer  
By *mm* Deputy

## 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 Southwest 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. PL06-0107" as per plat recorded on June 10, 2009 as Auditor's File No. 200906100089 and as per "Affidavit of Minor Correction 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 298.48 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 01-0107" as per plat recorded on June 10, 2009 as Auditor's File No. 200906100089 and as per "Affidavit of Minor Correction 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. PL06-0107" 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. PL06-0107" 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 therein.

Signature (B. Paulus)

STATE OF WASHINGTON  
COUNTY OF KING

I certify that I know or have satisfactory evidence that **BENJAMIN P. PAULUS** 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 **Manager of Padilla Financial LLC** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

Notary Public in and for the State of Washington,  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

Signature (B. Paulus)

STATE OF WASHINGTON  
COUNTY OF KING

I certify that I know or have satisfactory evidence that **TOM PAULUS** 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 **Manager of Padilla Bay LLC** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

Notary Public in and for the State of Washington,  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

Signature (K. Duncan)

STATE OF WASHINGTON  
COUNTY OF SNOHOMISH

I certify that I know or have satisfactory evidence that **KIRBY R. DUNCAN** 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 **EVP & Chief Credit Officer of Mountain Pacific Bank** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

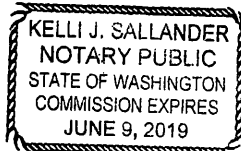
Notary Public in and for the State of Washington,  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

Signature (R. Draper)

STATE OF WASHINGTON  
COUNTY OF PIERCE

I certify that I know or have satisfactory evidence that **ROBERT M.B. DRAPER** 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 (state type of authority, e.g., officer, trustee, etc.) **SVP & Manager-Special Credits North of Columbia State Bank** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6/24/2018



*Kelli Sallander*  
Notary Public in and for the State of Washington,  
Residing at Tacoma, WA  
My commission expires 6.9.19

\_\_\_\_\_  
Signature (B. Paulus)

STATE OF WASHINGTON  
COUNTY OF KING

I certify that I know or have satisfactory evidence that BENJAMIN P. PAULUS 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 Manager of Padilla Financial LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of Washington,  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

\_\_\_\_\_  
Signature (B. Paulus)

STATE OF WASHINGTON  
COUNTY OF KING

I certify that I know or have satisfactory evidence that TOM PAULUS 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 Manager of Padilla Bay LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of Washington,  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

\_\_\_\_\_  
Signature (K. Duncan)

STATE OF WASHINGTON  
COUNTY OF SNOHOMISH

I certify that I know or have satisfactory evidence that KIRBY R. DUNCAN 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 EVP & Chief Credit Officer of Mountain Pacific Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8/23/18

\_\_\_\_\_  
Notary Public in and for the State of Washington,  
Residing at State Stevens  
My commission expires 9/25/18

\_\_\_\_\_  
Signature (R. Draper)

STATE OF WASHINGTON  
COUNTY OF PIERCE

I certify that I know or have satisfactory evidence that ROBERT M.B. DRAPER 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 (state type of authority, e.g., officer, trustee, etc.) SVP & Manager-Special Credits North of Columbia State Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

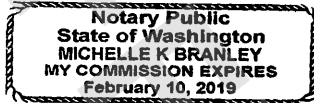
\_\_\_\_\_  
Notary Public in and for the State of Washington,  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

Signature (B. Paulus)

STATE OF WASHINGTON  
COUNTY OF KING

I certify that I know or have satisfactory evidence that **BENJAMIN P. PAULUS** 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 **Manager of Padilla Financial LLC** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8/23/18



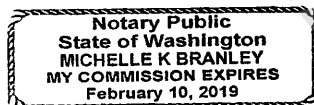
Michelle K. Branley  
Notary Public in and for the State of Washington,  
Residing at Seattle  
My commission expires February 10, 2019

Signature (B. Paulus)

STATE OF WASHINGTON  
COUNTY OF KING

I certify that I know or have satisfactory evidence that **BENJAMIN P. PAULUS** 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 **Manager of Padilla Bay LLC** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8/23/18



Michelle K. Branley  
Notary Public in and for the State of Washington,  
Residing at Seattle  
My commission expires February 10, 2019

Signature (K. Duncan)

STATE OF WASHINGTON  
COUNTY OF SNOHOMISH

I certify that I know or have satisfactory evidence that **KIRBY R. DUNCAN** 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 **EVP & Chief Credit Officer of Mountain Pacific Bank** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of Washington,  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

Signature (R. Draper)

STATE OF WASHINGTON  
COUNTY OF PIERCE

I certify that I know or have satisfactory evidence that **ROBERT M.B. DRAPER** 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 (state type of authority, e.g., officer, trustee, etc.) **SVP & Manager-Special Credits North of Columbia State Bank** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of Washington,  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_