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Skagit County Auditor

Filed for Record at Request of:

Shultz Law Offices PLLC
317 S 2nd Street, Suite 101
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2022-4921
DEC 16 2022

Amount Paid \$ 0
Skagit Co. Treasurer
By JLB Deputy

REFERENCE NUMBER OF RELATED DOCUMENT: N/A
GRANTORS: Columbia State Bank (21.4%),
Padilla Financial LLC (30%),
Mountain Pacific Bank (33.4%),
and Padilla Bay LLC (15.2%), as
tenants in common
GRANTEE: Saratoga Passage View
Homeowners Association, a
Washington Nonprofit
Corporation
ABBREVIATED LEGAL DESCRIPTION: PTN OF LOT 26 SARATOGA
PASSAGE PL06-
0107 AF#200906100089 DAF
TRACT 2 SHORT PLAT#151-
79 AF#8001180061, SKAGIT
CO.
ASSESSOR'S TAX PARCEL NUMBER: P128561 (Xref 4986-000-026-
1000), and P16313 (Xref 4986-
000-026-2600)

QUIT CLAIM DEED

The Grantors, Columbia State Bank (21.4%), Padilla Financial LLC (30%), Mountain Pacific Bank (33.4%), and Padilla Bay LLC (15.2%), as tenants in common, each in their respect share of ownership, by way of gift, convey and quit claim to the Grantee, Saratoga Passage View Homeowners Association, a Washington Nonprofit Corporation, all of their right, title and interest in the following described real property commonly known as NHN Benson Ridge Lane, Mount Vernon, Washington 98274 (the "Property"), situated in Skagit County, State of Washington, together with all after acquired title of the Grantor therein:

PARCEL "A" (P128561):

THE NORTHEAST ¼ OF THE NORTHWEST ¼ IN SECTION 9 TOWNSHIP 33
NORTH, RANGE 4 EAST, W.M.,

EXCEPT MINERAL RIGHTS RESERVED IN DEED EXECUTED BY ENGLISH
LUMBER COMPANY, RECORDED FEBRUARY 8, 1938 UNDER AUDITOR'S FILE
NO. 299010, IN VOLUME 174 OF DEEDS, PAGE 60.

AND ALSO EXCEPT THE PUBLIC ROADWAY KNOWN AS BENSON RIDGE
LANE AND THOSE OTHER CERTAIN RIGHTS OF SKAGIT COUNTY AS
ESTABLISHED BY DOCUMENTS RECORDED JULY 14, 1939 AND AUGUST 4,
1939 AS AUDITOR'S FILE NOS. 315059 AND 315687, RESPECTIVELY.

AND ALSO EXCEPT LOTS 2, 3, 4, 5, 6, 7, 20, 21, 22, 23, 24, 25 AND TRACT B,
SARATOGA PASSAGE VIEW C.A.R.D., PL 06-0107, APPROVED APRIL 14, 2009,
RECORDED JUNE 10, 2009, UNDER AUDITOR'S FILE NO. 200906100089 AND AS
PER "AFFIDAVIT OF MINOR CORRECTION OF SURVEY: RECORDED AUGUST
28, 2009 UNDER AUDITOR'S FILE NO. 200908280052, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

SUBJECT TO MATTERS OF RECORD, WHICH MATTERS INCLUDE BUT
ARE NOT LIMITED TO THOSE SHOWN ON THE PLAT REFERENCED
ABOVE AND THOSE SHOWN ON THE DECLARATION OF RESERVATIONS,
RESTRICTIVE COVENANTS AND EASEMENTS.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL "B" (P16313):

TRACT 2, SKAGIT COUNTY SHORT PLAT NO. 151-79, APPROVED NOVEMBER
18, 1980, RECORDED NOVEMBER 18, 1980 IN VOLUME 5 OF SHORT PLATS,
PAGE 2, UNDER AUDITOR'S FILE NO. 8011180061, AND BEING A PORTION OF
THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 33
NORTH, RANGE 4 EAST, W.M.

INCLUDING A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND
UTILITIES OVER, ACROSS AND UNDER THE FOLLOWING DESCRIBED
PROPERTY:

THE EAST 30 FEET OF THE SOUTH 85.72 FEET OF TRACT 1 [EXCEPT THE
NORTH 257.00 FEET (AS MEASURED PERPENDICULAR TO THE NORTH LINE)
THEREOF], SKAGIT COUNTY SHORT PLAT NO. 151-79, APPROVED
NOVEMBER 18, 1980, RECORDED NOVEMBER 18, 1980 IN VOLUME 5 OF
SHORT PLATS, PAGE 2, UNDER AUDITOR'S FILE NO. 8011180061, AND BEING

A PORTION OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 4,
TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

INCLUDING A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND
UTILITIES OVER, ACROSS AND UNDER THE REAL PROPERTY SPECIFICALLY
DESCRIBED IN THAT CERTAIN EASEMENT QUIT CLAIM DEED/AGREEMENT
RECORDED JULY 16, 2001, UNDER AUDITOR'S FILE NO. 200107160010, AND
BEING A PORTION OF THE NORTH 257 FEET OF TRACT 1, SHORT PLAT NO.
151-79 ABOVE DESCRIBED, AND OF THE WEST ½ OF THE SOUTHEAST ¼ OF
THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 4 EAST,
W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

DATED this 13th day of December, 2022.

GRANTORS:

Columbia State Bank (as to its 21.4% co-tenant interest)

By: _____
Name: _____
Its: _____

Padilla Financial LLC (as to its 30.0% co-tenant interest)

By: _____
Name: Benjamin Padilla
Its: Manager

Mountain Pacific Bank (as to its 33.4% co-tenant interest)

By: _____
Name: _____
Its: _____

A PORTION OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 4,
TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

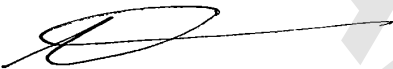
INCLUDING A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND
UTILITIES OVER, ACROSS AND UNDER THE REAL PROPERTY SPECIFICALLY
DESCRIBED IN THAT CERTAIN EASEMENT QUIT CLAIM DEED/AGREEMENT
RECORDED JULY 16, 2001, UNDER AUDITOR'S FILE NO. 200107160010, AND
BEING A PORTION OF THE NORTH 257 FEET OF TRACT 1, SHORT PLAT NO.
151-79 ABOVE DESCRIBED, AND OF THE WEST ½ OF THE SOUTHEAST ¼ OF
THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 4 EAST,
W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

DATED this _____ day of _____, 2022.

GRANTORS:

Columbia State Bank (as to its 21.4% co-tenant interest)

By: 
Name: ROBERT M B DRAPER
Its: SENIOR VICE PRESIDENT

Padilla Financial LLC (as to its 30.0% co-tenant interest)

By: _____
Name: _____
Its: _____

Mountain Pacific Bank (as to its 33.4% co-tenant interest)

By: _____
Name: _____
Its: _____

A PORTION OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 4,
TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

INCLUDING A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND
UTILITIES OVER, ACROSS AND UNDER THE REAL PROPERTY SPECIFICALLY
DESCRIBED IN THAT CERTAIN EASEMENT QUIT CLAIM DEED/AGREEMENT
RECORDED JULY 16, 2001, UNDER AUDITOR'S FILE NO. 200107160010, AND
BEING A PORTION OF THE NORTH 257 FEET OF TRACT 1, SHORT PLAT NO.
151-79 ABOVE DESCRIBED, AND OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF
THE SOUTHWEST $\frac{1}{4}$ OF SECTION 4, TOWNSHIP 33 NORTH, RANGE 4 EAST,
W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

DATED this 1st day of DECEMBER, 2022.

GRANTORS:


Columbia State Bank (as to its 21.4% co-tenant interest)

By: _____
Name: _____
Its: _____

Padilla Financial LLC (as to its 30.0% co-tenant interest)

By: _____
Name: _____
Its: _____

Mountain Pacific Bank (as to its 33.4% co-tenant interest)

By: 
Name: KIMBY R. DUNCAN
Its: EVP & CCO

Padilla Bay LLC (as to its 15.2% co-tenant interest)

By: [Signature]
 Name: Benjamin Pavlos
 Its: Manager

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
)
 COUNTY OF _____) ss.

On this _____ day of _____, 2022, before me personally appeared _____, authorized authorized signor for Columbia State Bank named herein, who executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Grantors, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of said special purpose district.

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

Signature: _____
 Print Name: _____
 Notary Public for Washington
 Residing in: _____
 My Appointment Expires: _____

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Padilla Bay LLC (as to its 15.2% co-tenant interest)

By: _____
 Name: _____
 Its: _____

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
)
 COUNTY OF PIERCE) ss.

On this 1st day of DECEMBER, 2022, before me personally appeared ROBERT M B DRAPER, authorized authorized signor for Columbia State Bank named herein, who executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Grantors, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of said special purpose district.

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



Signature: Sherry L. Nichols
 Print Name: Sherry L. Nichols
 Notary Public for Washington
 Residing in: TACOMA, WA
 My Appointment Expires: 3-09-2023

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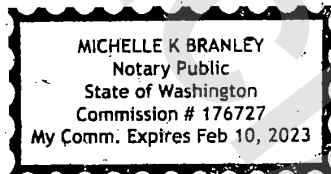
STATE OF WASHINGTON)

) ss.

COUNTY OF King)

On this 13th day of December, 2022, before me personally appeared Benjamin Paulus, authorized signor for Padilla Financial LLC named herein, who executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Grantors, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of said special purpose district.

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



Signature: Michelle K Branley
 Print Name: Michelle K Branley
 Notary Public for Washington
 Residing in: Seattle
 My Appointment Expires: February 10, 2023

STATE OF WASHINGTON)

) ss.

COUNTY OF _____)

On this _____ day of _____, 2022, before me personally appeared _____, authorized signor for Mountain Pacific Bank named herein, who executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Grantors, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of said special purpose district.

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

Signature: _____
 Print Name: _____
 Notary Public for Washington
 Residing in: _____
 My Appointment Expires: _____

STATE OF WASHINGTON)
)
) ss.
 COUNTY OF _____)

On this _____ day of _____, 2022, before me personally appeared _____, authorized signor for Padilla Financial LLC named herein, who executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Grantors, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of said special purpose district.

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

Signature: _____
 Print Name: _____
 Notary Public for Washington
 Residing in: _____
 My Appointment Expires: _____

STATE OF WASHINGTON)
)
) ss.
 COUNTY OF Snohomish)

On this 1st day of December, 2022, before me personally appeared Kirby R. Duncan EVP & COO, authorized signor for Mountain Pacific Bank named herein, who executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Grantors, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of said special purpose district.

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



Signature: Karen Timney
 Print Name: Karen Timney
 Notary Public for Washington
 Residing in: Arlington WA
 My Appointment Expires: 1-09-26

STATE OF WASHINGTON)

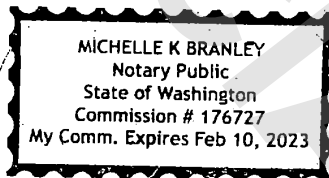
COUNTY OF)

King

ss.

On this 13th day of December, 2022, before me personally appeared Benjamin Paulus, authorized signor for Padilla Bay LLC named herein, who executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Grantors, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of said special purpose district.

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

Signature: Michelle K BranleyPrint Name: Michelle K Branley

Notary Public for Washington

Residing in: SeattleMy Appointment Expires: February 10, 2023