

RETURN TO:

Law Offices of Gregory E. Thulin, PS
2200 Rimland Drive, Suite 115
Bellingham, WA 98226-6643

TITLE OF DOCUMENT:	QUIT CLAIM DEED TO ADJUST COMMON BOUNDARY
GRANTOR:	UNIT OWNERS ASSOCIATION OF TRAILHEAD CONDOMINIUM
GRANTEE:	HIGHWAY 9 OFFICE PARK CENTER LLC
ABBREV. LEGAL DESCRIPTIONS:	a. PTN LOT 3, SUNCADIA-PHASE 1, DIV 12, AF#201312120007; b. LOT 4, SUNCADIA-PHASE 1, DIV 12, AF# 201312120007
FULL LEGALS APPEAR:	PP. 5 - 9
TAX PARCEL NUMBER:	P954846

QUIT CLAIM DEED GRANTED TO ADJUST COMMON BOUNDARY

This Quit Claim Deed is executed and delivered by UNIT OWNERS ASSOCIATION OF TRAILHEAD CONDOMINIUM, a Washington Nonprofit Miscellaneous and Mutual Corporation, (hereinafter referred to as the "Grantor"), to HIGHWAY 9 OFFICE PARK CENTER LLC, a Washington limited liability company (hereinafter referred to as the "Grantee"), each being known herein as a "Party" and jointly as "Parties", without consideration, but subject to the following terms and conditions.

The following recitals of fact are a material part of this instrument:

A. The Grantor is the sole owner in fee simple of a tract of land which is hereinafter referred to as "Parcel A" and which is legally described as follows :

See attached Exhibit A.

B. The Grantee is the sole owner of an adjoining tract of land which is hereinafter referred to as "Parcel B" and which is legally described as follows :

See attached Exhibit B.

C. The Parties desire to adjust the common boundary between Parcel A and Parcel B through a conveyance by Grantor to Grantee of a portion of Parcel A, hereinafter described.

D. This transaction has been approved by Kittitas County pursuant to Chapter 16.10 of the Kittitas County Code, and is recorded in satisfaction of KCC 16.10.050.

Now, therefore, in consideration of Adjustment of Boundary Lines, WAC 458-61A-109(2)(b), the receipt and sufficiency of which are hereby acknowledged, the following grants, agreements, covenants and restrictions are made by the parties:

1. **CONVEYANCE.** The Grantor hereby conveys and quit claims to the Grantee those portions of Parcel A that are legally described as follows:

See attached Exhibit C.

2. **RESTRICTIONS ON FURTHER CONVEYANCE.** Parcel C shall become attached to and become a part of Parcel B, shall be considered one undivided parcel of land and considered as such regardless of how it may be depicted on Kittitas County Assessor's property maps or how many tax parcel numbers may be assigned by said Assessor. Further, such parcel shall not be sold or leased separately unless such action is determined by Kittitas County or another appropriate governmental or judicial authority to be exempt or approved per applicable subdivision regulations.

3. **LEGAL DESCRIPTIONS OF RESULTING PARCELS.** The new parcels that result from the conveyance from Grantor to Grantee described above are legally described as follows:

See attached Exhibit D.

IN WITNESS WHEREOF the Grantor has caused this instrument to be executed this 7th day of November, 2017.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]


GRANTOR:
UNIT OWNERS ASSOCIATION OF TRAILHEAD CONDOMINIUM

By Bill Diamond
_____, Its President

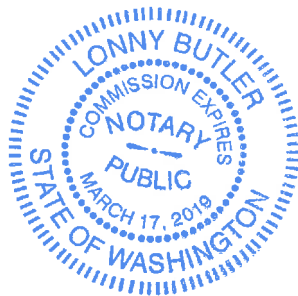
STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

I hereby certify that I know or have satisfactory evidence that BILL DIAMOND is the person who appeared before me, and said person acknowledged that (s)he signed this instrument, on oath stated that (s)he was authorized to execute the instrument and acknowledged it as the PRESIDENT of UNIT OWNERS ASSOCIATION OF TRAILHEAD CONDOMINIUM, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____, 2017.



NOTARY PUBLIC for the State of
Washington, residing in KITTITAS County
My Commission expires MARCH 17, 2019



GRANTEE:
HIGHWAY 9 OFFICE PARK CENTER LLC

By *[Signature]*
_____, Its *Managing Member*

STATE OF WASHINGTON)
) ss.
COUNTY OF *Kittitas*)

I hereby certify that I know or have satisfactory evidence that *Mindy N. Cobb* is the person who appeared before me, and said person acknowledged that (s)he signed this instrument, on oath stated that (s)he was authorized to execute the instrument and acknowledged it as the *Managing Member* of HIGHWAY 9 OFFICE PARK CENTER LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: *November 7*, 2017.

Mindy N. Cobb
NOTARY PUBLIC for the State of
Washington, residing in *Ellensburg*
My Commission expires *8/15/2020*

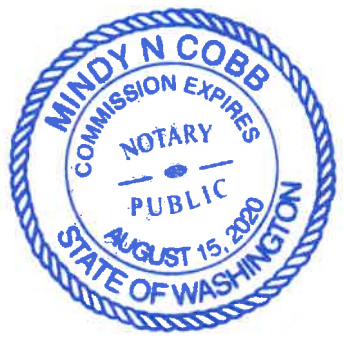


EXHIBIT A

Legal Description of Parcel A

Lot 3 of SUNCADIA-PHASE 1, DIVISION 12, an amended binding site plan, as recorded in Book 39 of Surveys, Pages 2 through 5, under Auditor's File No. 201312120007, lying within Trailhead Condominium, in the County of Kittitas, State of Washington, as depicted in the Survey Map for said condominium recorded in Book 11 of Plats, pages 199 through 205, and amended by First Amendment recorded in Book 12 of Plats, pages 85 through 88, and according to the Amended and Restated Declaration thereof recorded under Auditor's File No. 201312120009 and re-recorded under Auditor's File No. 201401060036, records of said County.

EXHIBIT B

Legal Description of Parcel B

Lot 4 of SUNCADIA-PHASE 1, DIVISION 12, an amended binding site plan, as recorded in Book 39 of Surveys, pages 2 through 5, under Auditor's File No. 201312120007, being a portion of Tract Z-1 of Suncadia Phase 1, Division 9, as per the Plat thereof recorded in Book 11 of Plats, Pages 78 through 82, in the County of Kittitas, State of Washington.

EXHIBIT C

Legal Description of Land Conveyed

That portion of Lot 3 of SUNCADIA-PHASE 1, DIVISION 12, an amended binding site plan, as recorded in Book 39 of Surveys, pages 2 through 5, under Auditor's File No. 201312120007, lying within Trailhead Condominium, in the County of Kittitas, State of Washington, as depicted in the Survey Map for said condominium recorded in Book 11 of Plats, pages 199 through 205, and amended by first amendment recorded in Book 12 of Plats, pages 85 through 88, and according to the amended and restated declaration thereof recorded under Auditor's File No. 201312120009 and re-recorded under Auditor's File No. 201401060036, records of said County, which is bounded by a line described as follows:

Commencing at the Northeast corner of said Lot 3, said corner being common to the Southeast corner of said Lot 4 and the true point of beginning of said line;

Thence South $13^{\circ} 21' 25''$ East, along the Easterly boundary line of said Lot 3, 52.00 feet;

Thence South $77^{\circ} 22' 47''$ West, 120.01 feet;

Thence North $13^{\circ} 21' 25''$ West, 52.00 feet to a point on the Southerly boundary line of said Lot 4;

Thence North $77^{\circ} 22' 47''$ East, 120.01 feet to the true point of beginning and terminus of said line.

EXHIBIT D

Legal Descriptions of Resulting Parcels

LOT 3:

Lot 3 of Suncadia-Phase 1, Division 12, an amended binding site plan, as recorded in Book 39 of Surveys, Pages 2 through 5, under Auditor's File No. 201312120007, being a portion of Tract Z-1 of Suncadia Phase 1, Division 9, as per Plat thereof recorded in Book 11 of Plats, Pages 78 through 82, in the County of Kittitas, State of Washington:

EXCEPT

That portion of Lot 3, of Suncadia-Phase 1, Division 12, an amended binding site plan, as recorded in Book 39 of Surveys, Pages 2 through 5, under Auditor's File No. 201312120007, lying within Trailhead Condominium, in the County of Kittitas, State of Washington, as depicted in the survey map for said condominium recorded in Book 11 of Plats, Pages 199 through 205, and amended by First Amendment recorded in Book 12 of Plats, pages 85 through 88, and according to the Amended and Restated Declaration thereof recorded under Auditor's File No. 201312120009 and rerecorded under Auditor's File No. 201401060036, records of said county, which is bounded by a line described as follows:

Commencing at the Northeast corner of said Lot 3, said corner being common to the Southeast corner of said Lot 4 and the true point of beginning of said line;

Thence South 13° 21' 25" East, along the Easterly boundary line of said Lot 3, 52.00 feet;

Thence South 77° 22' 47" West, 120.01 feet;

Thence North 13° 21' 25" West, 52.00 feet to a point on the Southerly boundary line of said Lot 4;

Thence North 77° 22' 47" East, 120.01 feet to the true point of beginning and terminus of said line.

LOT 4:

Lot 4 of Suncadia-Phase 1, Division 12, an amended binding site plan, as recorded in Book 39 of Surveys, Pages 2 through 5, under Auditor's File No. 201312120007, lying within Trailhead Condominium, in the County of Kittitas, State of Washington, as depicted in the Survey Map for said condominium recorded in Book 11 of Plats, Pages 85 through 88, and according to the Amended and Restated Declaration thereof recorded under Auditor's File No. 201312120009 and rerecorded under Auditor's File No. 201401060036, records of said County.

AND

That portion of Lot 3, of said plat which is bounded by a line described as follows:

Commencing at the Northeast corner of said Lot 3, said corner being common to the Southeast corner of said Lot 4 and the true point of beginning of said line;

Thence South $13^{\circ} 21' 25''$ East, along the Easterly boundary line of said Lot 3, 52.00 feet;

Thence South $77^{\circ} 22' 47''$ West, 120.01 feet;

Thence North $13^{\circ} 21' 25''$ West, 52.00 feet to a point on the Southerly boundary line of said Lot 4;

Thence North $77^{\circ} 22' 47''$ East, 120.01 feet to the true point of beginning and terminus of said line.