

Filed for Recording at the Request of
and AFTER RECORDING MAIL TO:

200601050059
Page: 1 of 2
01/05/2006 04:12P
33.00



Kittitas Co Auditor J SLOTHOWER OCO

Jeff Slothower
PO Box 1088
Ellensburg, WA 98926

Real Estate Excise Tax
Exempt
Kittitas County Treasurer
By: [Signature]
Affidavit No. 1206-53
Date: 1-5-06

DOCUMENT TITLE: QUIT CLAIM DEED

GRANTOR: TEANAWAY RIDGE, LLC, a Limited Liability Company

GRANTEE: PAUL J. ALLEN, a single man

TAX PARCEL NO.S: Ptn. of the NW Quarter, Sec. 12, T. 20, R. 14,
Evergreen Ridge PUD Phase 1, Div. 1&2 and 20.14.12020.
0004

QUIT CLAIM DEED

THE GRANTOR, TEANAWAY RIDGE, LLC, conveys and quit claims to PAUL J. ALLEN, a single man, for no monetary consideration and in consideration of quieting title and the settlement of Kittitas County Cause No. 04 2 00385 0, the following property situated in Kittitas County, State of Washington, including any interest therein which grantor may hereafter acquire:

That portion of the Northwest Quarter of Section 12 Township 20 North, Range 14 East, W.M., situate in Kittitas County, State of Washington, more particularly described as follows:

Starting at the Southwest corner of Lot 9 as shown on the certain survey recorded August 18, 2003 at 4:02 p.m. in Volume 29 of Surveys on Page 48 records of Kittitas County under Kittitas County Auditors Number 200308180073; thence South 65° 14' 5" East 558.56 feet to a O'Hare Aluminum Survey Cap the true Point Of Beginning; thence South 0° 46' 1" West 294.86 feet to a O'Hare Aluminum Survey Cap; thence North 43° 52' 59" West 209.77 feet; thence North 46° 7' 3" East 207.22 feet to the true Point Of Beginning.

DATED this 7 day of June, 2005.

GRANTOR:
TEANAWAY RIDGE, LLC

BY: [Signature]
Patrick D. Deneen

ITS: Manager

RECEIVED
APR 24 2018
Kittitas Co. CDS

Lathrop, Winbauer, Harel, Slothower & Denison L.L.P.
Attorneys at Law
PO Box 1088/201 West 7th Avenue
Ellensburg, WA 98926
Fax (509) 962-4093
Tel (509) 925-6916

ORIGINAL

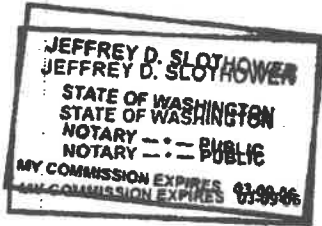


200601050039
Page: 2 of 2
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STATE OF WASHINGTON)
) ss.
County of Kittitas)

I certify that I know or have satisfactory evidence that Patrick Deneen is the person who appeared before me, and said person acknowledged that he signed this instrument, and on oath stated that he is authorized to execute the instrument and acknowledged it as the Manager of Teanaway Ridge, LLC, a Washington limited liability company, to be the free and voluntary act of such Limited Liability Company for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 8 day of Sept, 2005



Jeffrey D. Slothower
Printed Name: JEFFREY D. SLOTHOWER
Notary Public in and for the State of Washington
My commission expires: 3-9-06

T:\Teanaway Ridge LLC\Teanaway Ridge LLC - Allow/Out Claims David Teanaway, to Allen 7-24-05

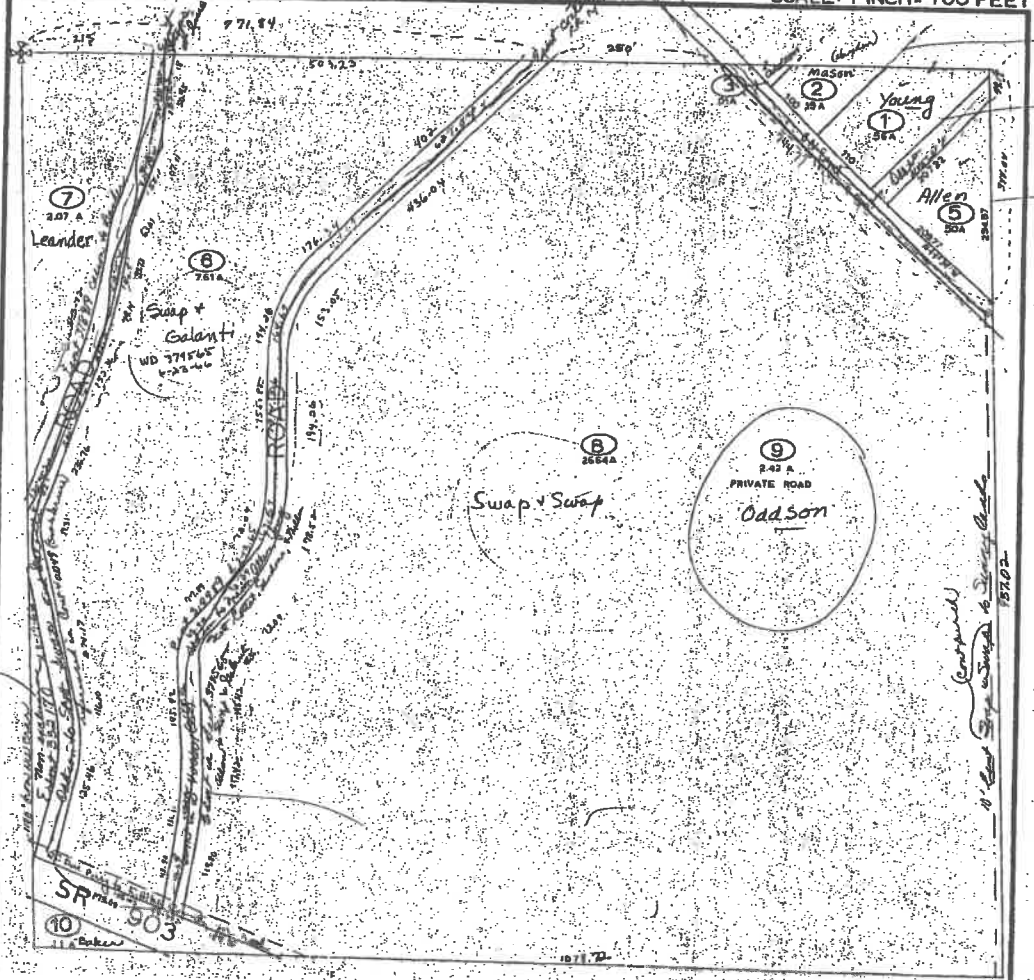
Lathrop, Winhauer, Harrel, Slothower & Denison L.L.P.
Attorneys at Law
PO Box 1088/201 West 7th Avenue
Ellensburg, WA 98926
Fax (509) 962-8093
Tel (509) 925-6916

OFFICIAL MAP

12-20-14

NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT OF COUNTY ASSESSOR

SCALE: 1 INCH = 100 FEET



TOTAL P. 04

This line is One inch on original
Scale print accordingly if it is not on this copy

DWG. NO.:
 00-0000
 00-000
 000

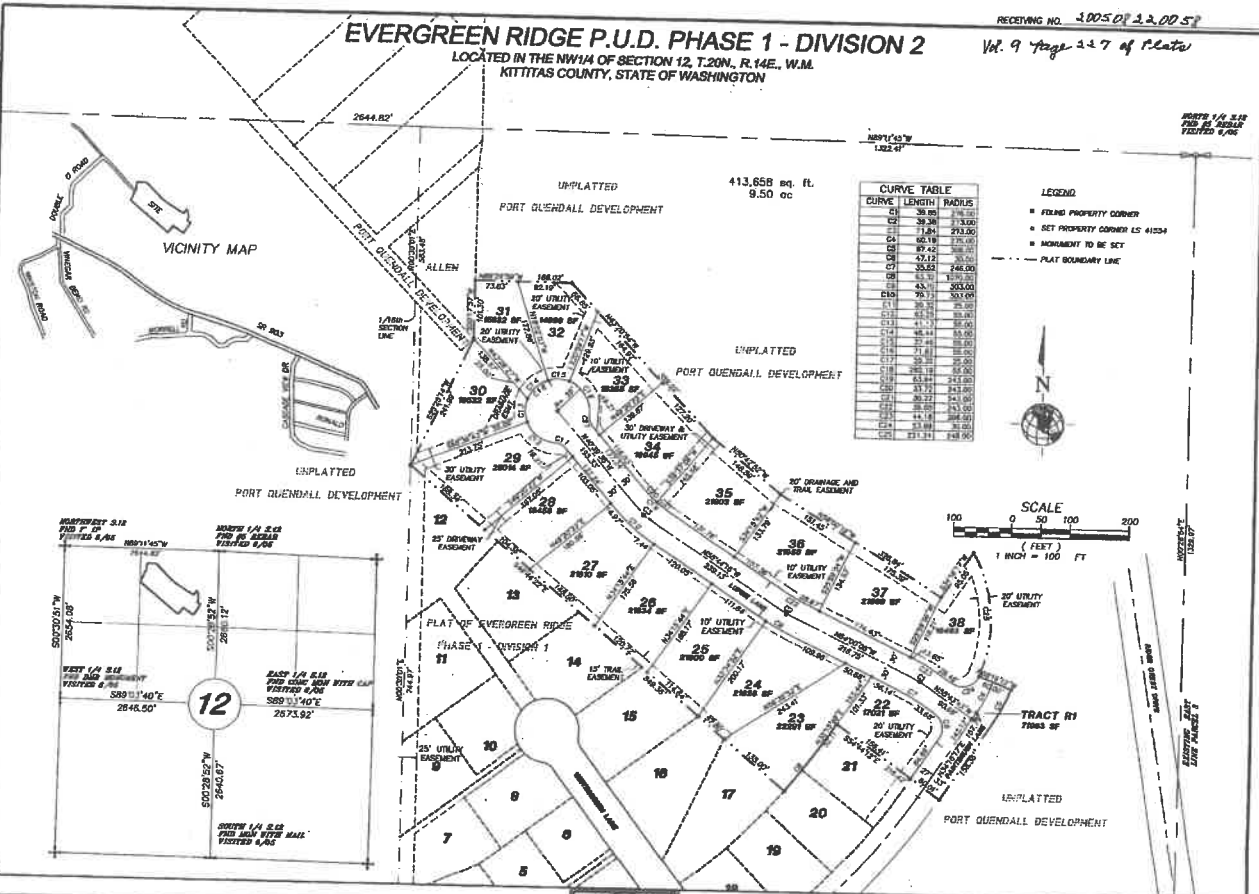
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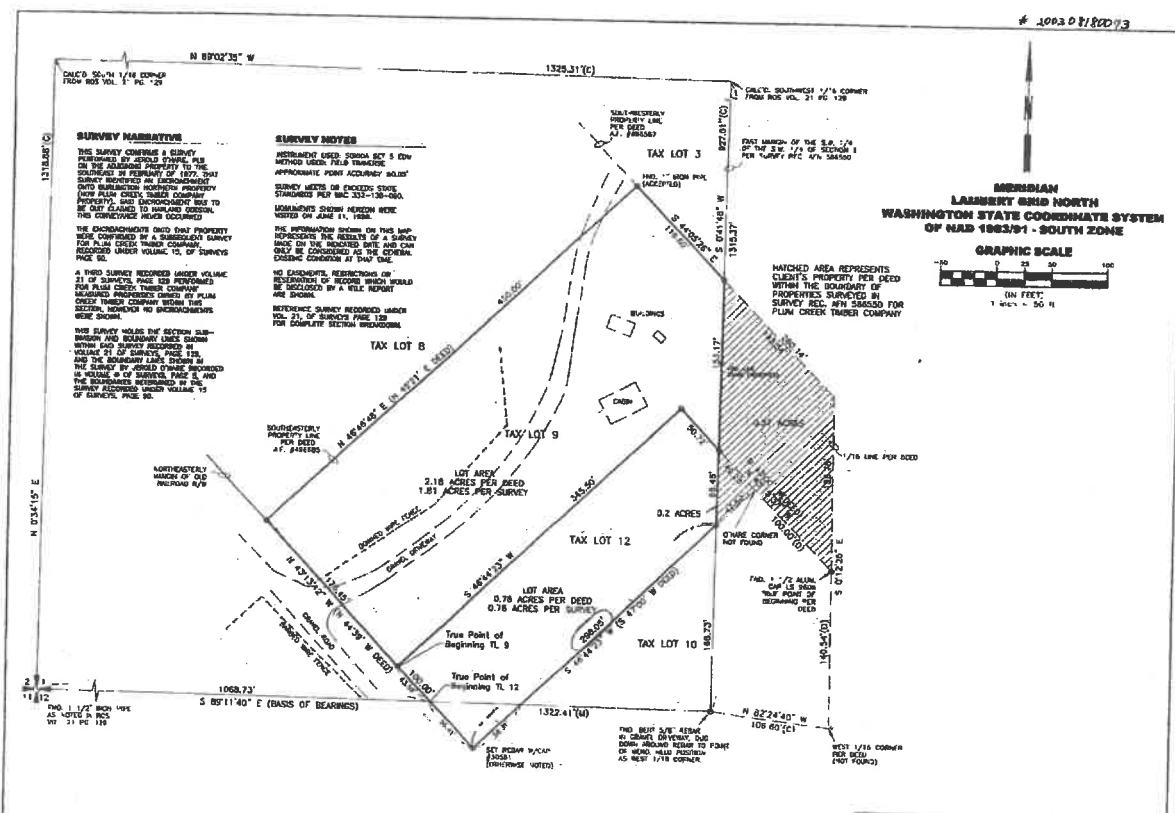
EVERGREEN RIDGE P.U.D. PHASE 1 - DIVISION 2

LOCATED IN THE NW1/4 OF SECTION 12, T.20N., R.14E., W.M.
 KITTITAS COUNTY, STATE OF WASHINGTON

Vol. 9 Page 227 of Plans



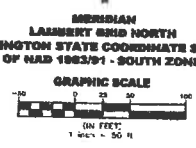
SURVEYED BY: TRJ/LJ DRAWN BY: TRJ LAST EDI: 06/22/05 DATE BY REV REVISION 06/22/05 TRJ 1 10' UTILITY EASEMENT 25 LABEL, EXPANDER ROAD NAME	CHECKED BY: TRJ/LJ APPROVED BY: PLOT DATE: 06/22/05 CK 10/05	CENTRAL CASCADE SURVEYING INC. 301 WEST 1ST STREET, CLS, ELUM, WA 98928 509-874-6988 EXT. 112		PORT QUENDALL DEVELOPMENT EVERGREEN RIDGE P.U.D. PHASE 1 - DIVISION 2 KITTITAS COUNTY SCALE: 1" = 100' PROJECT NO. 0001.003 DRAWING FILE NAME: EGR-PLAT	WASHINGTON SHEET 1/2
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SURVEY NARRATIVE
 THIS SURVEY COMPREHENSIVE SURVEY PERFORMED BY JIM AND DONNA ANKROM, PLS ON THE ABOVE PROPERTY TO THE SURVEY BEING MADE BY THE SURVEYOR IN THE MONTH OF JULY, 2003. THIS SURVEY BEING MADE BY THE SURVEYOR (FOR PLUM CREEK TRUCK COMPANY PROPERTY) HAS DETERMINED THAT THE PROPERTY IS NOT CLAIMED TO HAVE BEEN ACQUIRED BY THE SURVEYOR. THE CONVEYANCE IS NOT RECORDED.

SURVEY NOTES
 RETRIEVED UNDER SECTION 5 OF THE METHOD USED FOR THIS SURVEY APPROXIMATE POINT ACCURACY 0.01 METER SURVEY MADE BY CHECKING CORNER STANDARDS PER IAC 333-136-000. MONUMENTS FOUND HEREIN WERE NOTED ON JUNE 11, 2003.

HATCHED AREA REPRESENTS CLIENT'S PROPERTY PER DEED WITHIN THE BOUNDARY OF PROPERTIES SURVEYED IN SURVEY REC. #19 288350 FOR PLUM CREEK TRUCK COMPANY



**MERIDIAN
 LAMBERT 8210 NORTH
 WASHINGTON STATE COORDINATE SYSTEM
 OF NAD 1983/91 - SOUTH ZONE**

RECORDING CERTIFICATE
 Filed for record this 11 day of August 2003 at 10:22 AM in Volume 10 of Surveys on Page 31. Records of Snohomish County. Was a part of the record of BROWN TABLE.

SURVEYOR'S CERTIFICATE
 This map represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of JIM AND DONNA ANKROM on AUGUST 2003.



RECORD OF SURVEY
 JIM AND DONNA ANKROM
 3511 132ND AVE SE
 SNOHOMISH, WA
 DONALD LIND SURVEYING, INC.
 PO BOX 13284 BELL CENTER, WA 98222 PH: (360) 388-7100

DESIGNED BY:	DATE:
CHECKED BY:	11/03
PROJECT:	1003
DATE:	11/03

SURVEYED BY THIS: S.W. 1/4, S.W. 1/4 SEC. 1 TWP 20N., R.6E. 14E., W.W.

05/13/2010 11:53:57 AM

201005130004

\$65.00
Quit Claim Deed SHALLBETTER
Kittitas County Auditor

Page 1 of 4



After Recording Return To:
Traci Shallbetter
SHALLBETTER LAW
3201 Airport Road
Cle Elum, WA 98922

Real Estate Excise Tax
Exempt
Kittitas County Treasurer
By K. Bowen
Affidavit No. 2010-0655
Date: 5/13/10

QUITCLAIM DEED

Grantor(s): Teanaway Ridge, LLC, a Washington limited liability company

Grantee(s): DeAnn Reeves, an unmarried individual

Abbreviated Legal Description: Portion of Lots B and C of survey recorded in Book 34 of Surveys at Page 22, under Auditor's File Number 200704270063, records of Kittitas County, State of Washington

Assessor's Tax Parcel Nos.: Portions of 12065, 732534, 241934

Reference Nos. of Related Documents: 432311

**EXEMPT FROM EXCISE TAX PURSUANT TO WAC 458-61A-215.
NO MONETARY CONSIDERATION EXCHANGED**

QUITCLAIM DEED

The Grantor, TEANAWAY RIDGE, LLC, a Washington limited liability company ("Grantor") for, and in consideration of resolving a boundary line dispute, conveys and quitclaims to DEANN REEVES, an unmarried individual ("Grantee"), all of its interest in the real estate situated in the County of Kittitas, State of Washington, legally described on Exhibit A attached hereto and incorporated herein by this reference.

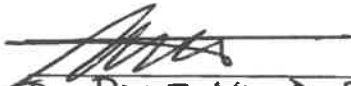
TOGETHER WITH all and singular the tenements, hereditaments and appurtenances hereunto belonging or in anywise appertaining,

SUBJECT TO all restrictions, reservations and encumbrances of record.

DATED this 27 day of April, 2010

GRANTOR:

TEANAWAY RIDGE, LLC


By PATRICK D. DEBERN
Its MANAGER



STATE OF WASHINGTON)
) ss
COUNTY OF KITTITAS)

On this 27 day of April, 2010, before me, a Notary Public in and for the State of Washington, personally appeared Patrick D. Reneen, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that he/she was authorized to execute the instrument, and acknowledged it as the Manager of TEANAWAY RIDGE, LLC, to be the free and voluntary act and deed of said limited liability company for the uses and purposes mentioned in the instrument.

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



Maire Twomey
NOTARY PUBLIC in and for the State of
Washington, residing at Chehalis
My appointment expires 12/31/10
Print Name Maire Twomey

A handwritten signature in black ink, appearing to be "Maire Twomey", written over a horizontal line.

**LEGAL DESCRIPTION
DENEEN TO REEVES**

THAT PORTION OF LOTS B AND C OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 34 OF SURVEYS AT PAGE 22, UNDER AUDITOR'S FILE NUMBER 200704270063, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON; THENCE SOUTH 89°11'40" EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 1322.41 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 00°39'26" EAST, ALONG THE EAST BOUNDARY LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 167.67 FEET TO THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT C; THENCE NORTH 46°36'59" EAST, ALONG SAID NORTHWESTERLY BOUNDARY LINE, 47.95 FEET TO THE NORTHERLY MOST CORNER OF SAID LOT C; THENCE SOUTH 43°13'54" EAST, ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID LOT C, 99.95 FEET TO THE NORTHEASTERLY COMMON CORNER OF SAID LOTS B AND C; THENCE SOUTH 00°00'03" WEST, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT B, 149.50 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT B; THENCE SOUTH 45°39'16" WEST, ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT B, 148.68 FEET TO THE EAST BOUNDARY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 00°30'01" EAST 125.65 FEET, ALONG SAID EAST BOUNDARY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12. ALL SITUATED IN KITTITAS COUNTY, STATE OF WASHINGTON.

CONTAINING 0.59 ACERS



Seattle/11/30/09

Exhibit A
Page 4 of 4



AFTER RECORDING RETURN TO:
TEANAWAY RIDGE, LLC
301 WEST 1ST
CLE ELUM, WA 98922
COURTESY RECORDING ONLY...
NO LIABILITY FOR VALIDITY
AND / OR ACCURACY ASSUMED BY
AMERITITLE

Real Estate Excise Tax
Exempt
Kittitas County Treasurer
By Amy Ankrom
Affidavit No. 2016-0516
Date: 3/20/2016

QUITCLAIM DEED

74

Grantor: TEANAWAY RIDGE, LLC

Grantee: JAMES E. & DONNA A. ANKROM

Abbr Legal: Portion of the SE Quarter of the SW Quarter of Section 1, Township 20 North, Range 14 East, W. M.

Portion Assessor's Tax Parcel ID: 12065 Map Number: 20-14-01030-0020

QUITCLAIM DEED

The Grantor, TEANAWAY RIDGE, LLC, a Washington limited liability company ("Grantor") for, and in consideration of TEN DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, conveys and quitclaims to JAMES E. ANKROM & DONNA A. ANKROM ("Grantee"), all of its interest in the real estate situated in the County of Kittitas, State of Washington, legally described as follows:

A portion of the Southeast Quarter of the Southwest Quarter of Section 1, Township 20 North, Range 14 East, W. M. described as follows:

A portion of that property describe in Book 29 of Surveys, Pages 47 and 48, recorded August 18, 2003 described as follows: Beginning at the Southeast corner of Tax Lot 12 as shown on the above referenced survey; thence North 46° 44' 23" East 298.05 to the true point of beginning; thence North 0° 41' 46" East 68.46 feet to the Northeast corner of Tax Lot 12; thence North 0° 41' 46 " East 153.17 feet to the Northeast corner of Tax Lot 9; thence South 44° 05' 26" East 143.54 feet; thence South 0° 12 ' 25" East 156.78 feet; thence North 43° 15' 37" West 100 feet; thence South 46° 44 '23" West 47.52 feet to the true point of beginning and as shown as the hatched area on the above reference survey.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances hereunto belonging or in anywise appertaining and SUBJECT TO all restrictions, reservations and encumbrances of record.

DATED: March 10, 2016



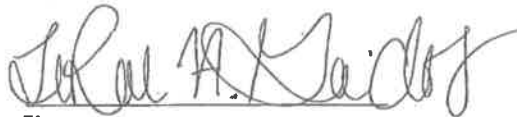
TEANAWAY RIDGE, LLC

Patrick D. Deneen, Manager

State of Washington
County of Kittitas

I certify that I know or have satisfactory evidence that Patrick D. Deneen is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated he was authorized to execute the instrument and acknowledged it as the Manager of TEANAWAY RIDGE, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 10, 2016



Signature

Printed name: Lerae A. Gaidos

Notary Public in and for the State of Washington

Expiration Date: 9/29/2019

Exhibit A

A portion of the Southeast Quarter of the Southwest Quarter of Section 1, Township 20 North, Range 14 East, W. M. described as follows:

A portion of that property describe in Book 29 of Surveys, Pages 47 and 48, recorded August 18, 2003 described as follows: Beginning at the Southeast corner of Tax Lot 12 as shown on the above referenced survey; thence North $46^{\circ} 44' 23''$ East 298.05 to the true point of beginning; thence North $0^{\circ} 41' 46''$ East 68.46 feet to the Northeast corner of Tax Lot 12; thence North $0^{\circ} 41' 46''$ East 153.17 feet to the Northeast corner of Tax Lot 9; thence South $44^{\circ} 05' 26''$ East 143.54 feet; thence South $0^{\circ} 12' 25''$ East 156.78 feet; thence North $43^{\circ} 15' 37''$ West 100 feet; thence South $46^{\circ} 44' 23''$ West 47.52 feet to the true point of beginning and as shown as the hatched area on the above reference survey.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances hereunto belonging or in anywise appertaining and SUBJECT TO all restrictions, reservations and encumbrances of record.