



AFTER RECORDING RETURN TO:  
TEANAWAY RIDGE, LLC  
301 WEST 1<sup>ST</sup>  
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 G. Wike

Affidavit No. 2016-0576

74 Date: 3/30/2016

QUITCLAIM DEED

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.