

Real Estate Excise Tax
Exempt
Kittitas County Treasurer
By K. Underau
Affidavit No. 2011-1431
Date: 9-23-2011

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

Pat Deneen
PO Box 808
Cle Elum, WA 98922

09/23/2011 03:13:07 PM
\$67.00
Quit Claim Deed DENEEN
Kittitas County Auditor

201109230031
Page 1 of 6



DOCUMENT TITLE: QUIT CLAIM DEED
GRANTOR: Teanaway Ridge, LLC, a Washington Limited Liability Company
GRANTEE: PQD Construction, Inc., a Washington Corporation
PARCEL NUMBERS : 12065 (20-14-01030-0020) & 954705 (20-14-12065-0018)
LEGAL DESCRIPTION: Portion Of Sec. 12, T. 20 N., R. 14 E. W.M., Kittitas County, State of Washington. See Exhibit A for full legal description.

=====
QUIT CLAIM DEED

THE GRANTORS, Teanaway Ridge, LLC, a Washington Limited Liability Company, for and in consideration of a boundary line adjustment conveys and quit claims to PQD Construction, Inc., a Washington Corporation, the following described real property situated in Kittitas County, State of Washington, including any interest therein which grantor may hereafter acquire:

See Exhibit A: Legal description of property being boundary lot line adjusted to PQD Construction, Inc., a Washington Corporation.

DATED this day of September 21, 2011.

Teanaway Ridge, LLC, a Washington Limited Liability Company

BY: 

Pat Deneen

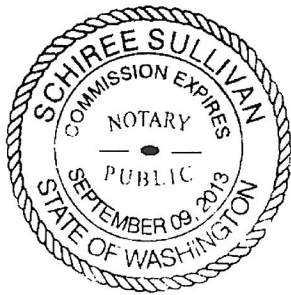
ITS: Manager

STATE OF WASHINGTON

County of Kittitas

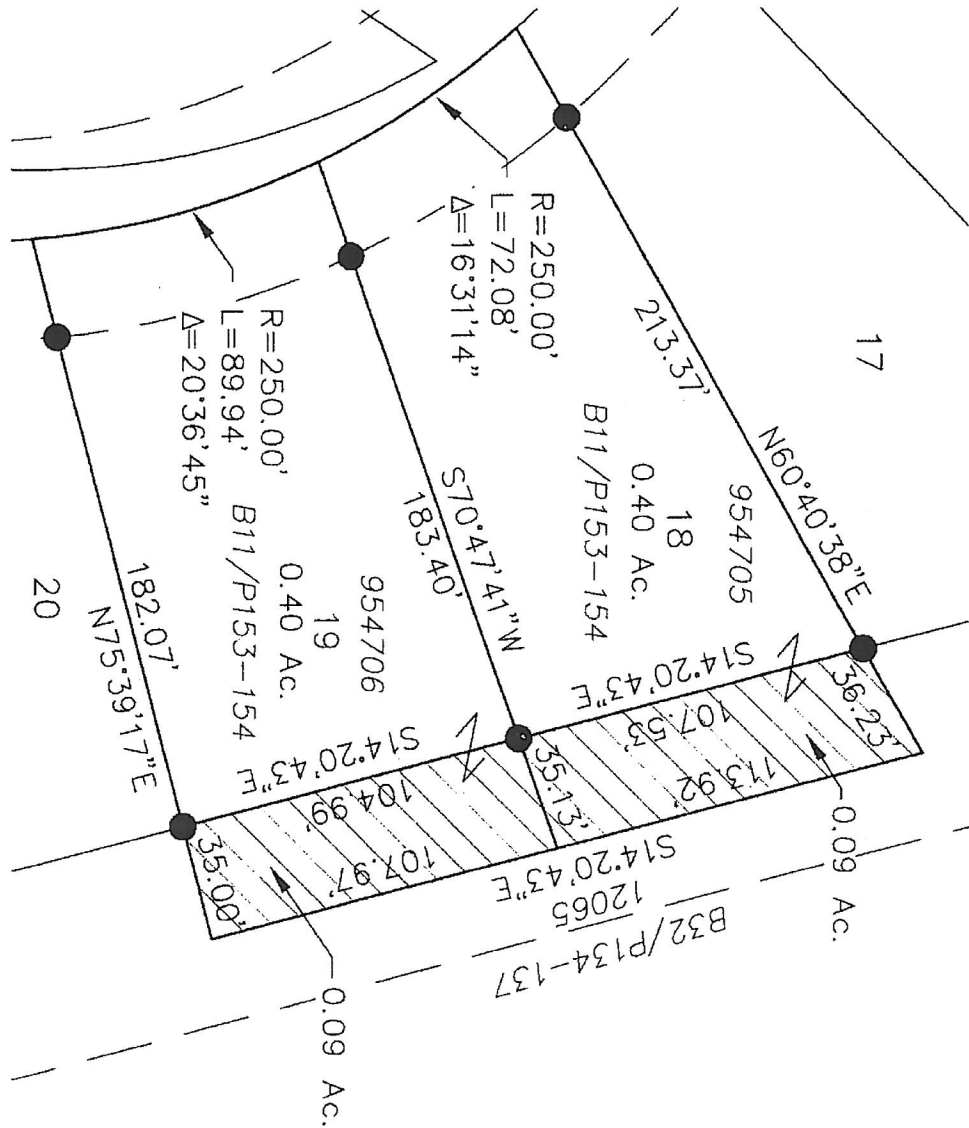
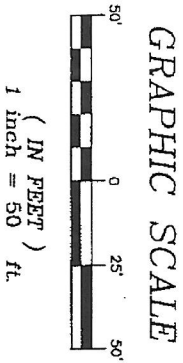
This is to certify that, on this day of September 21, 2011, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared Pat Deneen, Managing Member of Teanaway Ridge LLC., and said individual acknowledged that he executed the within and foregoing instrument as his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this day of September 21, 2011.



Printed Name: Schiree Sullivan
Notary Public in and for the State of Washington
My Commission Expires: 9-9-13

EXHIBIT "A"
(LOT 18)



Compass
ENGINEERING & SURVEYING
1641 NE Perry Street, Suite 201 - Puyallup, WA 99007 - Phone: (253) 837-8220 - Fax: (253) 841-1865
104 East 3rd Street - Cle Elum, WA 99007 - Phone: (509) 674-4373 - Fax: (509) 674-2115

BOUNDARY LINE ADJUSTMENT
EXHIBIT

JOB NO.	07234	1
DATE:	09-19-11	
SCALE:	1"=50'	
SHEET		1

LEGAL DESCRIPTION
FOR PORTION BEING
BOUNDARY LINE ADJUSTED BETWEEN
LOT 18 OF EVERGREEN RIDGE P.U.D., PHASE 1, DIV. 3
AND
LOT 2A OF SURVEY BOOK 32, PAGES 134-137

THAT PORTION OF LOT 2A OF THAT CERTAIN SURVEY AS RECORDED APRIL 17, 2006, IN BOOK 32 OF SURVEYS, PAGES 134 THROUGH 137, UNDER AUDITOR'S FILE NUMBER 200604170033, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON LYING WITHIN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 12; THENCE NORTH 89°11'40" WEST ALONG THE NORTH BOUNDARY OF THE NORTHWEST QUARTER OF SAID SECTION 12, 577.86 FEET TO THE NORTHEASTERLY CORNER OF LOT 10 OF THE EVERGREEN RIDGE P.U.D. - PHASE 1, DIVISION 3 PLAT AS RECORDED IN BOOK 11 OF PLATS AT PAGES 153 AND 154, RECORDED UNDER AUDITOR'S FILE NUMBER 200806180013, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; THENCE SOUTH 43°11'29" EAST ALONG THE EASTERLY BOUNDARY OF SAID PLAT, 435.02 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC LENGTH OF 100.69 FEET, THROUGH A CENTRAL ANGLE OF 28°50'46"; THENCE SOUTH 14°20'43" EAST ALONG THE EASTERLY BOUNDARY OF SAID PLAT, 177.11 FEET TO THE NORTHEASTERLY CORNER OF LOT 18 OF SAID PLAT AND ALSO BEING THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 60°40'38" EAST, 36.23 FEET; THENCE SOUTH 14°20'43" EAST, 113.92 FEET; THENCE SOUTH 70°47'41" WEST, 35.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 18; THENCE NORTH 14°20'43" WEST ALONG THE EASTERLY BOUNDARY OF SAID LOT 18, 107.53 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

SITUATED IN SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

CONTAINING 0.09 ACRES MORE OF LESS.

LEGAL DESCRIPTION
FOR
LOT 18 OF EVERGREEN RIDGE P.U.D., PHASE 1, DIV. 3

LOT 18 OF THE EVERGREEN RIDGE P.U.D. – PHASE 1, DIVISION 3 PLAT AS RECORDED JUNE 18, 2008, IN BOOK 11 OF PLATS, PAGES 153 AND 154, UNDER AUDITOR'S FILE NUMBER 200806180013, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON;

AND THAT PORTION OF LOT 2A OF THAT CERTAIN SURVEY AS RECORDED APRIL 17, 2006, IN BOOK 32 OF SURVEYS, PAGES 134 THROUGH 137, UNDER AUDITOR'S FILE NUMBER 200604170033, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON LYING WITHIN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

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SITUATED IN SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

CONTAINING 0.49 ACRES MORE OR LESS.

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LOT 2A OF SURVEY BOOK 32, PAGES 134-137

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EXCEPT THAT PORTION OF SAID LOT 2A BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

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SITUATED IN SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

CONTAINING 84.82 ACRES MORE OR LESS.

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Exempt
Kittitas County Treasurer
By K. Underhill
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Date: 9-23-2011

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DATED this day of September 21, 2011.

Teanaway Ridge, LLC, a Washington Limited Liability Company

BY: 

Pat Deneen

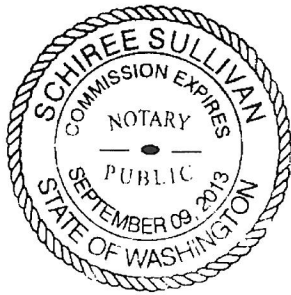
ITS: Manager

STATE OF WASHINGTON

County of Kittitas

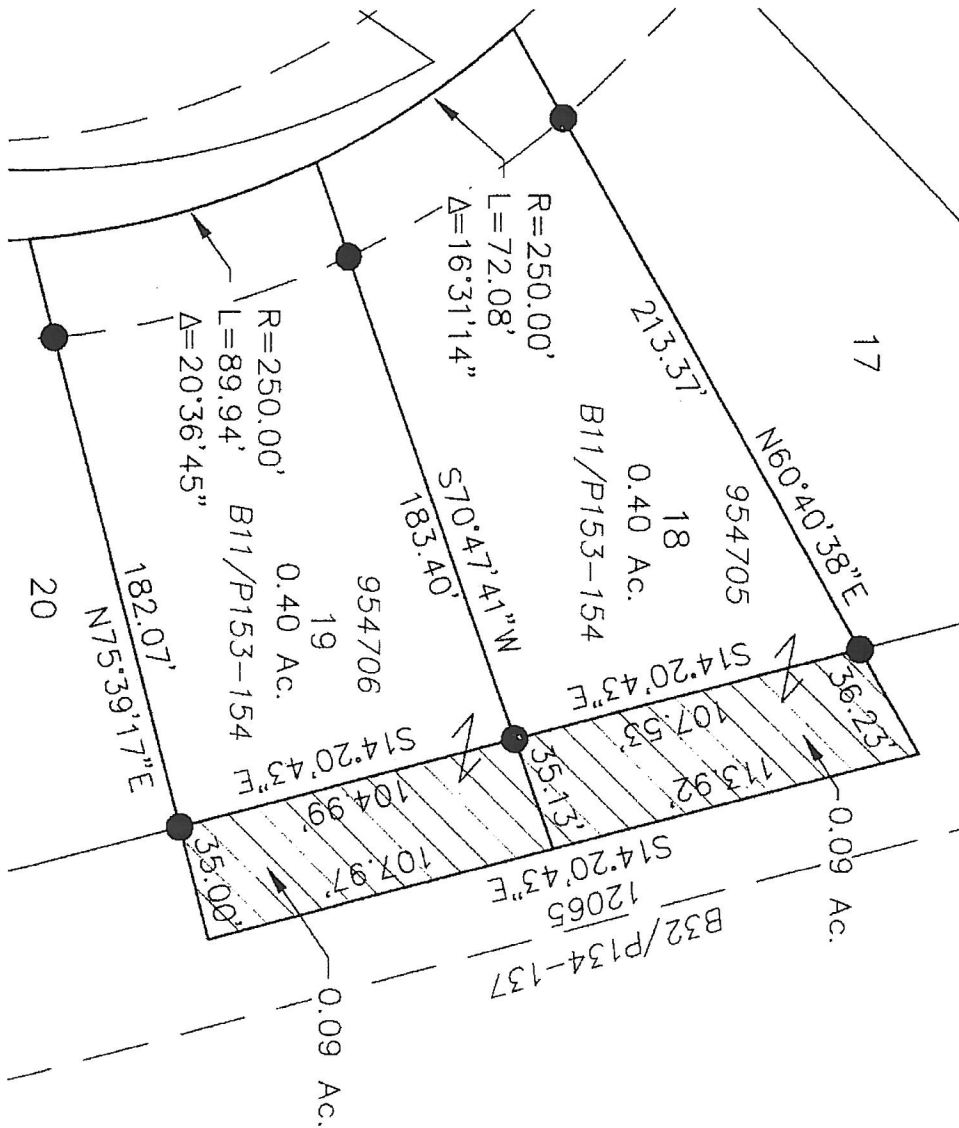
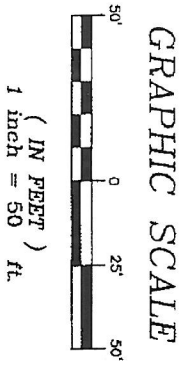
This is to certify that, on this day of September 21, 2011, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared Pat Deneen, Managing Member of Teanaway Ridge LLC., and said individual acknowledged that he executed the within and foregoing instrument as his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this day of September 21, 2011.



Printed Name: Schiree Sullivan
Notary Public in and for the State of Washington
My Commission Expires: 9-9-13

EXHIBIT "A"
(LOT 18)



Encompass
ENGINEERING & SURVEYING
1541 NE Empire Street, Suite 201 • Puyallup, WA 99002 • Phone: (206) 337-6250 • Fax: (206) 391-3855
108 East Washington • Chehalis, WA 99202 • Phone: (360) 542-4313 • Fax: (360) 542-4119

BOUNDARY LINE ADJUSTMENT
EXHIBIT

JOB NO.	07234
DATE:	09-19-11
SCALE:	1"=50'
SHEET	1

LEGAL DESCRIPTION
FOR PORTION BEING
BOUNDARY LINE ADJUSTED BETWEEN
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