

San Juan County, WA
F. Milene Henley, Auditor
QCD
Pgs=7 KIRAS

2014-1110018
11/10/2014 03:13 PM
Total:\$78.00

WHEN RECORDED RETURN TO: SAN JUAN COUNTY WASH.
REAL ESTATE EXCISE TAX
AMOUNT PAID \$9

DIANA G. HANCOCK
Attorney at Law, P.S.
Post Office Box 160
Lopez Island, Washington 98261



00044829201411100180070079

Recorded at the request of:
DIANA G HANCOCK

NOV 10 2014
JD 075546
JAN SEARS
COUNTY TREASURER

RE-RECORDED

DOCUMENT NAME: QUIT CLAIM DEED
(Re-record to correct legal description)

GRANTOR: KRIS F. WERNSTEDT, Successor Trustee of the
Frederick and Irene Wernstedt Revocable Family Trust

GRANTEE: KRIS F. WERNSTEDT, a married person as his sole and
separate estate

LEGAL DESCRIPTION: Ptn Govt Lot 4, Sec 11, Twp 37N, R3W, W.M.
(See Exhibit A for full legal)

ASSESSOR'S TAX 371113003
PARCEL NUMBER:

AUDITOR'S FILE NO. 2013-1213013
OF DOCUMENT BEING
RE-RECORDED

PREVIOUS AFFIDAVIT NO: 074459

ORIGINAL

**CERTIFIED COPY
SAN JUAN CO. AUDITOR**

San Juan County, WA
F. Milene Hanley, Auditor
QCD
Pgs=4 KIRAS

2013-1213013
12/13/2013 11:08 AM
Total:\$75.00

WHEN RECORDED RETURN TO:

DIANA G. HANCOCK
Attorney at Law, P.S.
Post Office Box 160
Lopez Island, Washington 98261

SAN JUAN COUNTY WASH.
REAL ESTATE EXCISE TAX
AMOUNT PAID \$
074459

DEC 18 2013
DB

JAN SEARS
COUNTY TREASURER

Recorded at the request of:
DIANA G HANCOCK

DOCUMENT NAME: QUIT CLAIM DEED

RE-RECORDED

GRANTOR: KRIS F. WERNSTEDT, Successor Trustee of the
Frederick and Irene Wernstedt Revocable Family Trust

GRANTEE: KRIS F. WERNSTEDT, a married person as his sole and
separate estate

LEGAL DESCRIPTION: Ptn Govt Lot 4, Sec 11, T37N, R3W, W.M.
(See Exhibit A for full legal)

ASSESSOR'S TAX 371113003
PARCEL NUMBERS:

AUDITOR'S FILE NO. N/A
OF DOCUMENT BEING
RELEASED

WHEN RECORDED RETURN TO:

DIANA G. HANCOCK
Attorney at Law
P.O. Box 160
Lopez, Washington 98261

RE-RECORDED

QUIT CLAIM DEED


THE GRANTOR, **Kris F. Wernstedt**, Successor Trustee of the Frederick and Irene Wernstedt Revocable Family Trust utu dated April 8, 1996, in consideration of the transfer of real property to a beneficiary of said trust and for other good and valuable consideration (no monetary) conveys and warrants to GRANTEE, **Kris F. Wernstedt**, a married person as his sole and separate estate, all of Grantor's right, title and interest in and to the following-described real estate, situated in the County of San Juan, State of Washington, together with all after acquired title of Grantor therein:

See Exhibit "A" which is attached hereto and incorporated herein by reference.

Tax parcel no. 371113003

Subject to provisions of record.

Dated: November 5, 2013.


Kris F. Wernstedt, Successor Trustee
Frederick and Irene Wernstedt Revocable Family Trust
Grantor

CERTIFIED COPY
SAN JUAN CO. AUDITOR

STATE OF VA)
COUNTY OF Alexandria) ss

RE-RECORDED

I certify that I know or have satisfactory evidence that **Kris F. Wernstedt** is the individual who appeared before me, and he acknowledged that he signed this instrument (*Quit Claim Deed*) in his capacity as Successor Trustee of the Frederick and Irene Wernstedt Revocable Family Trust, that he had the authority to sign said instrument in that capacity and did so as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27 day of November, 2013.

(Sign) [Signature]

(Print) Soraya Emam

Notary Public in and for said State residing at

VA

My commission expires: 2/28/2015



SORAYA EMAM
NOTARY PUBLIC 274526
COMMONWEALTH OF VIRGINIA

MY COMMISSION EXPIRES FEBRUARY 28, 2015

CERTIFIED COPY
SAN JUAN CO. AUDITOR

Request

37/11/3003

SAN JUAN COUNTY WASH.
REAL ESTATE DEED TAX
PAID

JUN 10 1963

57253

DEED OF GIFT

RECORDED
COUNTY CLERK
JUN 10 1963

RE-RECORDED

1963

N.M.

345

AN, Auditor

WASH

Deed

The Grantor, ADELE W. GRAHAM, formerly ADELE W. WERNSTEDT,
for and in consideration of love and affection which she bears
to her son, FREDERICK LAGE WERNSTEDT, hereby conveys and quit
claims unto FREDERICK LAGE WERNSTEDT, whose address is Box 297C,
R.D. 1, State College, Pennsylvania,
the following described real property situate in San Juan County,
Washington:

The South 200 feet of the following described real
property:

That part of Lot Four (4), Section Eleven (11), Township
Thirty-seven (37) North, Range Three (3) West of the
Willamette Meridian, bounded by lines produced as follows:

Commencing at the Northwest corner of said Lot Four (4),
and running thence East along the North line thereof,
550 feet; thence at right angles South 500 feet; thence
at right angles West to the line of ordinary high water
on the beach; thence northeasterly following the line of
ordinary high water to the North line of Lot Four (4) and
the point of beginning.

ALSO, "a perpetual right to drain the waters from any
marshes or swamps on the above demised lands, by means of
a ditch through any part of said Lot Four (4) not hereby
demised, such right to be perpetual to the grantees, their
heirs or assigns, who shall have the right to go upon said
Lot Four (4) and dig and maintain such ditch by the best
practical route, but shall keep and maintain the same as a
condition of this grant of their easement for said ditch,
in a safe and proper condition, and in so doing shall not
flood the lands of the grantors, nor unduly damage the same
in any wise, and they and their successors and assigns
shall hold the grantors, their successors and assigns,
harmless from the claims or just demands of any and all
persons who may be or claim to be damaged by the said ditch
or drainage."

DATED this 1st day of June, 1963.

Adele W. Graham
Adele W. Graham

STATE OF WASHINGTON) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me ADELE W. GRAHAM,
formerly ADELE W. WERNSTEDT, to me known to be the individual de-
scribed in and who executed the foregoing instrument, and
acknowledged that she signed the same as her free and voluntary
act and deed, for the uses and purposes therein mentioned,
my hand and official seal this 1st day of



Thomas Bonrester
Notary Public in and for the State of
Washington, residing at Mount Vernon.

RE-RECORDED

**CERTIFIED COPY
SAN JUAN CO. AUDITOR**



State of Washington }
County of San Juan }

I, F. Milene Henley, Auditor of San Juan County, State of Washington
do hereby certify the foregoing instrument is a true and exact copy
of the original as the same appears on file and of record in the
Auditor's Office.

Witness my hand and seal this 7th day of November, 2014

Auditor of San Juan County

By [Signature]
Deputy

EXHIBIT "A"

RE-RECORDED

The South 200 feet of the following described real property:

That part of Lot 4, Section 11, Township 37 North, Range 3 West, W.M., bounded by lines produced as follows:

Commencing at the Northwest corner of said Lot 4, and running THENCE East along the North line thereof, 550 feet; THENCE at right angles South 500 feet; THENCE at right angles West to the line of ordinary high water on the beach; THENCE northeasterly following the line of ordinary high water to the North line of Lot 4 and the point of beginning.

and

Such portions of the hereinafter described parcel as are adjacent to the respective parcels owned by Frederick L. Wernstedt and The Burn Trust:

A portion of Government Lot 4, Section 11, Township 37 North, Range 3 West, W.M., San Juan County, Washington, described as follows:

Commencing at the East Quarter corner of said section as monumented and recorded in that Land Corner Record filed in San Juan County, Washington, under Auditor's File No. 120473; THENCE North $89^{\circ}58'55''$ West on the center section line a distance of 1315.20 feet to the Southeast corner of said Government Lot 4 as monumented by a 5/8-inch rebar with a 2-inch aluminum cap scribed per the Manual of 1973 and "KSEM, PLS 18099"; THENCE North $0^{\circ}07'15''$ West on the East line of said Government Lot 4 a distance of 768.54 feet to the Trust Point of Beginning of the herein described land; THENCE South $89^{\circ}38'23''$ West a distance of 15.00 feet to a 5/8-inch rebar with a 1 1/4-inch aluminum cap marked "KSEM, PLS 18099" and hereinafter referred to as a MON SET; THENCE continuing South $89^{\circ}38'32''$ West a distance of 969.56 feet to a MON SET; THENCE South $89^{\circ}28'06''$ West a distance of 241.58 feet to a MON SET; THENCE South $89^{\circ}03'20''$ West a distance of 323.05 feet to a MON SET; THENCE continuing South $89^{\circ}03'20''$ West a distance of 53.75 feet, more or less, to the Line of Ordinary High Tide; THENCE Northeasterly along said Line of Ordinary High Tide a distance of 60 feet, more or less, to the intersection of the South line of the North 550 feet of said Government Lot 4; THENCE $89^{\circ}58'55''$ East on the said South line a distance of 1587.63 feet, more or less, to the East line of said Government Lot 4; THENCE South $0^{\circ}07'15''$ East on the East line a distance of 43.05 feet to the true point of beginning.

EXCEPT COUNTY ROAD.