

# Bill of Sale

BE IT KNOWN, that for payment in the sum of \$50,000.00, the full receipt of which is acknowledged, the undersigned Lake Alyson Water (Seller) hereby sells and transfers to Northwest Water Services, LLC (Buyer), the following described items but not limited to, such items:

**The sale is subject to the following conditions and representations:**

Seller acknowledges receipt of \$20,000.00 in down payment for the Water System, full payment from the Buyer to take place within two years. Payment conditions are stated on a note.

Buyer to pay all associated costs with such transfer.

Seller warrants to Buyer that Seller has good and marketable title to said property, full authority to sell and transfer said property and that said property is sold free of all liens, encumbrances, liabilities and adverse claims of every nature and description whatsoever.




Sale is to include all easements and equipment associated with the Lake Alyson Water System. Sale does not include any future hookups to said system.

All Franchises, water lines, pumps, etc servicing Lake Alyson and Pilchuck 14 shall be included.

Seller has no knowledge of any hidden defects, and believes to the best of the sellers knowledge that the Water System being sold is in good operating condition. Said system is otherwise sold in "as is" condition.

Lot 123 Lake Alyson, which is where the water tower is located is to be Quit Claimed to Buyer upon payment in full.

Buyer shall have first right of refusal to purchase the Bacus Road water system if and when the sellers agree to sell. Price will be negotiated at the time of such sale.

<b>Date signed:</b> 1-1-15
<b>Seller: Ronald Schultz, President</b> 
<b>Buyer: Kelly Wynn, President</b> 
<b>In the presence of (Witness):</b> 
<b>Print name of witness:</b> Lynnette C Korfanta

STATE OF WASH  
TITLE AND TRANS  
COMMISSION  
2017 JAN 23 AM 9:33  
RECEIVED  
RECORDS MANAGEMENT

## Bill of Sale

BE IT KNOWN, that for payment in the sum of \$500.00, the full receipt of which is acknowledged, the undersigned Lake Alyson Water, Inc (Seller) hereby sells and transfers Tjetland Water System to Northwest Water Services, LLC (Buyer), the following described items but not limited to such items:

**The sale is subject to the following conditions and representations:**

Seller acknowledges receipt of \$500.00 in full payment for the Water System.

Buyer to pay all associated costs with such transfer.

Seller warrants to Buyer that Seller has good and marketable title to said property, full authority to sell and transfer said property and easements that the water system is sold free of all liens, encumbrances, liabilities and adverse claims of every nature and description whatsoever.

Sale is to include all easements and equipment associated with the Tjetland Water System.

All Franchises, water lines, pumps, etc. servicing Tjetland Water System shall be included.

Seller has no knowledge of any hidden defects, and believes to the best of the sellers knowledge that the Water System being sold is in good operating condition. Said system is otherwise sold in "as is" condition.

Buyer shall have first right of refusal to purchase the Bacus Road water system if and when the sellers agree to sell. Price will be negotiated at the time of such sale.

Date signed: 9-22-15

Seller: Ronald Schultz, President

Buyer: Kelly Wynn, President

In the presence of (Witness):

Print name of witness:

Lynnette Kortanta

RECEIVED  
RECORDS MANAGEMENT  
2015 JUN 23 AM 9:33  
STATE OF WISCONSIN  
TJETLAND TRAIL  
COMMISSION

50,000

1097685

When recorded return to:  
*Services*  
Northwest Water Systems, LLC  
14263 Calhoun Road  
Mount Vernon, WA 98273

201603140291 2 PGS  
03/14/2016 11:45am \$74.00  
SNOHOMISH COUNTY, WASHINGTON

3/14/2016 11:42 AM 1,083.43  
No. 8635314  
RECORDS MANAGEMENT

2017 JAN 23 AM 9:33

STATE OF WASH.  
UTIL. AND TRANS.  
COMMISSION

Thank you for your payment.  
ANN

### QUIT CLAIM DEED

THE GRANTOR(S) : ~~Lake Alyson Water, Inc~~ *Nortep*  
THE GRANTEE(S): Northwest Water Systems, LLC  
Kelly Wynn, President *\* Services*

Abbreviated Legal: LOT 123 OF LAKE ALYSON DIV NO 1 BLK 000 D-00 SNOHOMISH COUNTY, STATE OF WASHINGTON

Assessor's Tax Parcel No.: 00516700012300

THE GRANTOR(S) ~~Lake Alyson Water, Inc~~ *Nortep* for and in consideration of in hand paid, conveys and quit claims to  
*Services*  
Northwest Water Systems, LLC the following described real estate, situated in the County of Snohomish, State of Washington, together with all after acquired title of the grantor(s) herein:

LEGAL DESCRIPTION: Real property in the County of Snohomish, State of Washington, described as follows:

LOT 123 OF LAKE ALYSON DIV NO 1 BLK 000 D-00 SNOHOMISH COUNTY, STATE OF WASHINGTON

Dated:

*Ronald Schultz*

Ronald Schultz, President

*Peter J. Poeschel*

Peter J Poeschel, Secretary

STATE OF WASHINGTON  
COUNTY OF SNOHOMISH

ss.

On this day 22 September 2015, before me the undersigned a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared Ronald Schultz and Peter J Poeschel, to me known to be President and Secretary of Lake Alyson Water the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said Corporation for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument.

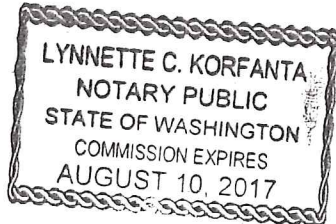
WITNESS my hand and official seal hereto affixed the day and year first above written.

Dated:

*9-22-15*

*Lynnette C. Korfanta*

Lynnette C. Korfanta,  
Notary Public in and for the State of Washington  
Residing at Arlington.  
My Commission expires: 8-10-2017



PLEASE TYPE OR PRINT

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED  
(See back of last page for instructions)

Check box if partial sale of property

SELLER GRANTOR	1 Name <u>Nortep</u>	BUYER GRANTEE	2 Name <u>Kelly Wyman President</u> <u>Northwest Water Systems, LLC</u>
	Mailing Address <u>19203 Smokey Point Blvd</u>		Mailing Address <u>14263 Calhoun Road</u>
	City/State/Zip <u>Arlington, WA 98223</u>		City/State/Zip <u>Mount Vernon, WA 98273</u>
	Phone No.(including area code)		Phone No.(including area code) <u>360-466-4443</u>
3 Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers - check box if personal property	
Name <u>Northwest Water Systems, LLC</u>		<u>00516700012300</u> <input checked="" type="checkbox"/> 5.167E+11	
Mailing Address <u>14263 Calhoun Road</u>			
City/State/Zip <u>Mount Vernon, WA 98273</u>			
Phone No.(including area code)			
List Assessed value(s) <u>24,900.00</u>			

4 Street address of property: 3718 234th Dr. NE Granille Falls, WA 98252

This property is located in Snohomish County Required (For Unincorporated locations please select your county)

Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

Lake Alyson Div No 1 BLK 000 D-00- Lot 123

5 Select Land Use Code(s):  
Select Land Use Codes \_\_\_\_\_  
enter any additional codes: \_\_\_\_\_  
(See back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES NO

6 Is this property designated as forest land per chapter 84.33 RCW? YES NO

Is this property classified as current use (open space, farm, and agricultural, or timber) land per chapter 84.34?

Is this property receiving special valuation as historical property per chapter 84.26 RCW?

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)  
NEW OWNERS(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information. This land  does  does not qualify for continuance.

DEPUTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)  
NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

7 List all personal property (tangible and intangible) included in selling price.  
All easements and equipment associated with Lake Alyson Water

If claiming an exemption, list WAC number and reason for exemption:  
WAC No. (Section/Subsection) \_\_\_\_\_  
Reason for Exemption \_\_\_\_\_

Type of Document Quit Claim Deed  
Date of Document 9/22/2015

Gross Selling Price \$ 50,000.00  
\*Personal Property (deduct) \$ \_\_\_\_\_  
Exemption Claimed (deduct) \$ \_\_\_\_\_  
Taxable Selling Price \$ 0.00  
Excise Tax : State \$ 0.00  
0.005 Local \$ 0.00  
\*Delinquent Interest \$ 7.44  
Local \$ 7.83  
\*Delinquent Penalty \$ 178.00  
Subtotal \$ 0.00  
\*State Technology Fee \$ 5.00  
\*Affidavit Processing Fee \$ \_\_\_\_\_  
Total Due \$ 10.00 1083.493

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX  
\*SEE INSTRUCTIONS

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of Grantor or Grantor's Agent: Ronald Schultz Signature of Grantee or Grantee's Agent: Kelly Wyman

Name (Print): Ronald Schultz, Partner Name (Print): Kelly Wyman Carol Roffkar

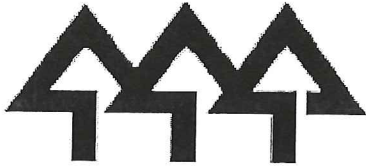
Date & city of signing: 9-22-15 Arlington Date & city of signing: 9-22-15 Arlington

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

REV 84 0001a (09/22/15) THIS SPACE - TREASURER'S USE ONLY TAXPAYER

No. 8635314 3/14/2016 11:42 AM 1,083.43  
Thank you for your payment.  
ANN

1097685



SNOHOMISH COUNTY

Property Account Summary

As Of 3/14/2016 Status: Active

Account No.: 00516700012300 Alternate Property Number: 51670001230000  
 Account Type: Real Property  
 TCA: 03859  
 Situs Address: 3718 234TH DR NE  
 GRANITE FALLS WA 98252-9334  
 Legal: LAKE ALYSON DIV NO 1 BLK 000 D-00 - LOT 123

Parties:

Role	Name & Address
Owner	NORETEP P O BOX 3366 ARLINGTON WA 98223
Taxpayer	NORETEP 19203 SMOKEY POINT BLVD ARLINGTON WA 98223

Property Values:

Value Name	2016	2015	2014
Taxable Value Regular	\$24,900	\$24,900	\$24,900
Market Total	\$24,900	\$24,900	\$24,900
Assessed Value	\$24,900	\$24,900	\$24,900
Market Land	\$15,000	\$15,000	\$15,000
Market Improvement	\$9,900	\$9,900	\$9,900

Property Characteristics:

Tax Year	Characteristic	Value
2016	Use Code	483 Water Utilities & Irrigation & Storage
	Unit of Measure	Acre(s)
	Size (gross)	0.28
	Surface Water Units	0.28

Exemptions:

(End of Report)