

# Property Detail Report

WA

APN: 310620-002-002-00

Snohomish County Data as of: 02/20/2026

## Owner Information

Owner Name: Blue Rock Water Company LLC  
Vesting: A Limited Liability Company  
Mailing Address:

Occupancy: Unknown

## Location Information

Legal Description: Sec 20 Twp 31 Rge 06 Lot 7 Survey Aud File No 7810040163 & As S... County: Snohomish, WA  
APN: 310620-002-002-00 Alternate APN: 20310620020007 Census Tract / Block:  
Munic / Twnshp: Arlington Twnshp-Rng-Sec: 31-06-20 Legal Lot / Block: 7 / 202  
Subdivision: Harbor Woods Cond... Tract #: Legal Book / Page:  
Neighborhood: School District: Arlington School District  
Elementary School: Kent Prairie Eleme... Middle School: Post Middle School High School: Arlington High Sch...  
Latitude: 48.16292 Longitude: -122.07391

## Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 06/29/2021 / 11/22/2021 Price: Transfer Doc #: 2021.11.22.481  
Buyer Name: Blue Rock Water Company LLC Seller Name: State Water Services Company Inc Deed Type: Quit Claim Deed

## Last Market Sale

Sale / Rec Date: / 05/01/1979 Sale Price / Type: \$17,000 / Deed Type: Deed  
Multi / Split Sale: Price / Sq. Ft.: New Construction:  
1st Mtg Amt / Type: 1st Mtg Rate / Type: 1st Mtg Doc #: N/A  
2nd Mtg Amt / Type: 2nd Mtg Rate / Type: Sale Doc #: 1979.05.01.8676  
Seller Name: Owner Name Unavailable Title Company:  
Lender:

## Prior Sale Information

Sale / Rec Date: Sale Price / Type: Prior Deed Type:  
1st Mtg Amt / Type: 1st Mtg Rate / Type: Prior Sale Doc #: N/A  
Prior Lender:

## Property Characteristics

Gross Living Area: Total Rooms: 0 Year Built / Eff:  
Living Area: Bedrooms: Stories:  
Total Adj. Area: Baths (F / H): Parking Type:  
Above Grade: Pool: Garage #:  
Basement Area: Fireplace: Garage Area:  
Style: Cooling: Porch Type:  
Foundation: Heating: Patio Type:  
Quality: Exterior Wall: Roof Type:  
Condition: Construction Type: Roof Material:

## Site Information

Land Use: Vacant Land (NEC) Lot Area: 226,512 Sq. Ft. Zoning: R-5  
State Use: Lot Width / Depth:  
County Use: 910 - Undevelope... Usable Lot: 226512 # of Buildings:  
Site Influence: Type Unknown Acres: 5.2 Res / Comm Units:  
Flood Zone Code: X Flood Map #: 53061C0415F Water / Sewer Type: Water / Septic  
Community Name: Snohomish County Flood Panel #: 0415F Flood Map Date: 06/19/2020  
Inside SFHA: False

## Tax Information

Assessed Year: 2026 Assessed Value: \$215,700 Market Total Value: \$215,700  
Tax Year: 2025 Land Value: \$215,700 Market Land Value: \$215,700  
Tax Area: Improvement Value: Market Imprv Value:  
Property Tax: \$1,409.13 Improved %: Market Imprv %:  
Exemption: Delinquent Year:

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202111220481

QUIT CLAIM DEED

Rec: \$213.50

11/22/2021 1:39 PM 1 of 11  
SNOHOMISH COUNTY, WA

1272100

**WHEN RECORDED RETURN TO:**

Blue Rock Water Company LLC  
7511 Greenwood Avenue N #4011  
Seattle, WA 98103

No. 11990453 11/19/2021 4:11 PM 10.00  
Thank you for your payment.  
PHYLLIS

**QUIT CLAIM DEED**

**GRANTOR(S): STATE WATER SERVICES COMPANY, INC.**

**GRANTEE(S): BLUE ROCK WATER COMPANY LLC**

**ABBREVIATED LEGAL DESCRIPTION:**

SE ¼, SE ¼, SECTION 18, TOWNSHIP 31 NORTH, RANGE 6 EAST,  
W.M., SNOHOMISH COUNTY, WASHINGTON.

SEC 20 TWP 31 RGE 06 LOT 7 SURVEY AUD FILE NO 7810040163 & AS SHOWN  
ON REV SURV REC VOL 10 PG 30 & 31 UNDER AUD FILE NO 7906270339

**ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(S): 31062000200200**

**REFERENCE NUMBERS OF DOCUMENTS ASSIGNED OR RELEASED:**

7906270339	7907230156	8607020180	8703190446	7812150189	7904270251	7905250286
7908090202	8102090050	8911280434	8709100118	8912010206	8911280434	8501220164
7812150190	7903050276	7908090202	9011150402	8210200139		

WHEN RECORDED RETURN TO:

Blue Rock Water Company LLC  
7511 Greenwood Avenue N #4011  
Seattle, WA 98103

**QUIT CLAIM DEED**

GRANTOR(S): STATE WATER SERVICES COMPANY, INC.

GRANTEE(S): BLUE ROCK WATER COMPANY LLC.

REFERENCE NUMBERS OF DOCUMENTS ASSIGNED OR RELEASED:

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7908090202	8102090050	8911280434	8709100118	8912010206	8911280434	8501220164
7812150190	7903050276	7908090202	9011150402	8210200139		

THE GRANTOR(S) STATE WATER SERVICES COMPANY, INC. doing business as SUDDEN VIEW WATER SYSTEM ("Grantor") for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby quitclaims unto BLUE ROCK WATER COMPANY LLC ("Grantee") all of Grantor's rights, title and interest, however acquired, in the real property described below.

TOGETHER WITH all the water system improvements now or hereafter erected on the property, and all easements, covenants, water rights, rights-of-way, rights of ingress and egress, water

Grantor init: B

system appurtenances and fixtures now or hereafter a part of the property and situated on the following described properties located in SNOHOMISH COUNTY, WASHINGTON to wit:

*Revised* Coastal Forest Products Survey executed by Coastal Forest Products and William H Roberts, dated October 4, 1978, recorded under Snohomish County Auditor's Records at Pages 30-31, Volume 10 and under Snohomish County Auditor's File 7906270339.

Parcel A: The North [unreadable] of the Northwest quarter of Govt Lot 6; the Southwest quarter of the Northwest quarter; Govt 2 & 3; all that portion of the Northeast quarter of the Southwest quarter lying Southeasterly of a line 265.5 feet Southeasterly and parallel to the centerline of a survey of the City of Seattle-Skagit Transmission Line right of way; all in Sec. 20, Twn 31 N, RG 6 E, W.M.; except roads.

Parcel B: A 3-foot strip of land in Northeast quarter of Southwest quarter in Sec. 20, Twn. 31 N, RG 6 E, W.M. lying between two lines 262.5 feet & 265.5 feet Southeasterly & parallel to the centerline of survey of City of Seattle's Skagit Transmission line right of way; except right of way for county road.

Parcel C: A 60 foot strip described as follows: Beginning at the South Quarter corner of Sec. 20, Twn. 31 N, RG 6 E, W.M. Thence North 8°08'00" West along an existing fence line 1209.45 feet to a point on the North Line of the Southeast quarter of the Southwest quarter of said Sec. 20, Thence North 89°08'00" East parallel to said fence line 1216.52 feet to a point on the South Line of the Southeast quarter of the Southwest quarter of Sec. 20, Thence North 84°11'00" East along said South Line 60.05 feet to the South quarter corner and point of beginning. Except portion conveyed under Auditor's File #491497 and except portion lying within county road.

Further described as:

Lot 1, of survey recorded in Volume 8 of Surveys, page 119 and 120, under Auditor's file number 7810040163 and amended by survey recorded in Volume 10 of Surveys, pages 30 and 31, under Auditor's file number 7906270339, being a portion of the North half of Section 20, Township 31 North, Range 6 East, W.M.; TOGETHER WITH an easement for ingress, egress and utilities as granted by instrument recorded under Auditor's File number 7812150190. Situate in the County of Snohomish, State of Washington.	Lot 20, of survey recorded in Volume 8 of Surveys, page 119 and 120, under Auditor's file number 7810040163 and amended by survey recorded in Volume 10 of Surveys, pages 30 and 31, under Auditor's file number 7906270339, being a portion of the North half of Section 20, Township 31 North, Range 6 East, W.M.; TOGETHER WITH an easement for ingress, egress and utilities as granted by instrument recorded under Auditor's file number 7812150190. Situate in the County of Snohomish, State of Washington.
Lot 2, of survey recorded in Volume 8 of Surveys, page 119 and 120, under Auditor's file number 7810040163 and amended by survey recorded in Volume 10 of Surveys, pages 30 and 31, under Auditor's file number 7906270339, being a portion of the North half of Section	Lot 21, of survey recorded in Volume 8 of Surveys, page 119 and 120, under Auditor's file number 7810040163 and amended by Survey recorded in Volume 10 of Surveys, pages 30 and 31, under Auditor's file number 7906270339, being a portion of the North half of Section

Grantor init. 







<p>7906270339, being a portion of the North half of Section 20, Township 31 North, Range 6 East, W.M.; TOGETHER WITH an easement for ingress, egress and utilities as granted by instrument recorded under Auditor's file number 7812150190. Situate in the County of Snohomish, State of Washington.</p>	<p>7906270339, being a portion of the North half of Section 20, Township 31 North, Range 6 East, W.M.; TOGETHER WITH an easement for ingress, egress and utilities as granted by instrument recorded under Auditor's file number 7812150190. Situate in the County of Snohomish, State of Washington.</p>
<p>Lot 19, of survey recorded in Volume 8 of Surveys, page 119 and 120, under Auditor's file number 7810040163 and amended by survey recorded in Volume 10 of Surveys, pages 30 and 31, under Auditor's file number 7906270339, being a portion of the North half of Section 20, Township 31 North, Range 6 East, W.M.; TOGETHER WITH an easement for ingress, egress and utilities as granted by instrument recorded under Auditor's file number 7812150190. Situate in the County of Snohomish, State of Washington.</p>	

C & H Partnership Survey executed by C & H Partnership and William H Roberts, dated July 23, 1978, recorded under Snohomish County Auditor's Records at Page 92, Volume 10 and under Snohomish County Auditor's File 7907230156.

SE ¼, SE ¼, Section 18, Township 31 North, Range 6 East, W.M., Snohomish County, Washington.

Further described as:

<p>Lot 1 of Survey, recorded under Recording No. 7907230156, records of Snohomish County, Washington; being a portion of the Southeast quarter of the Southeast quarter of Section 18, Township 31 North, Range 7 East, W.M., in Snohomish County, Washington.</p>	<p>Lot 5 of Survey, recorded under Recording No. 7907230156, records of Snohomish County, Washington; being a portion of the Southeast quarter of the Southeast quarter of Section 18, Township 31 North, Range 7 East, W.M., in Snohomish County, Washington.</p>
<p>Lot 2 of Survey, recorded under Recording No. 7907230156, records of Snohomish County, Washington; being a portion of the Southeast quarter of the Southeast quarter of Section 18, Township 31 North, Range 7 East, W.M., in Snohomish County, Washington.</p>	<p>Lot 6 of Survey, recorded under Recording No. 7907230156, records of Snohomish County, Washington; being a portion of the Southeast quarter of the Southeast quarter of Section 18, Township 31 North, Range 7 East, W.M., in Snohomish County, Washington.</p>
<p>Lot 3 of Survey, recorded under Recording No. 7907230156, records of Snohomish County, Washington; being a portion of the Southeast quarter of the Southeast quarter of Section 18, Township 31 North, Range 7 East, W.M., in Snohomish County, Washington.</p>	<p>Lot 7 of Survey, recorded under Recording No. 7907230156, records of Snohomish County, Washington; being a portion of the Southeast quarter of the Southeast quarter of Section 18, Township 31 North, Range 7 East, W.M., in Snohomish County, Washington.</p>

Grantor init: 

Lot 4 of Survey, recorded under Recording No. 7907230156, records of Snohomish County, Washington; being a portion of the Southeast quarter of the Southeast quarter of Section 18, Township 31 North, Range 7 East, W.M., in Snohomish County, Washington.	
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Grantor init: 

Grantor also quitclaims to Grantee all of Grantor's title, rights, and interest to the above described water system acquired by State Water Services Company, Inc. doing business as Sudden View Water System. through the instruments detailed in Exhibit "A" which are hereby forever quitclaimed to Blue Rock Water Company LLC.

Dated: *06-29-2021*

*X Sanford Blondell*

Sanford Blondell, President  
State Water Services Company, Inc.

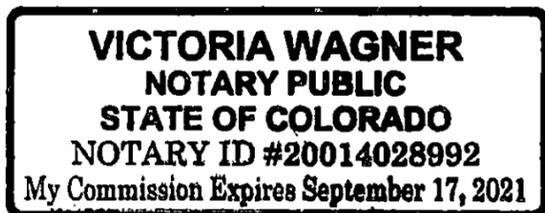
STATE OF *Colorado*  
COUNTY OF *Mesa*

SS.

On this 29 day of June, 2021, before me personally appeared Sanford Blondell, to me known to be the President of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes mentioned, and on oath stated that he or she was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

Dated: *06-29-2021*



*Victoria Wagner*  
Notary name printed or typed: *Victoria Wagner*  
Notary Public in and for the State of *Colorado*  
Residing at *570 25 Rd, Grand Junction, CO*  
My appointment expires: *09-17-2021* *81505*

Grantor init: *B*

## EXHIBIT A

### EASEMENTS, TITLES, INTERESTS AND RIGHTS

1. **Water Rights:**

- a. As described in the Certificate of Water Right G1-24504P dated August 6, 1984 recorded under Snohomish County Auditor's File Number 8703190446.
- b. As described in the Certificate of Water Right G1-23775C dated August 6, 1984 recorded under Snohomish County Auditor's File Number 8210200139.

2. **Water System and Water System Boundary:** As described in the

- a. *Protective Covenants and Reservations* executed by Coastal Forest Products, Inc., dated December 10, 1978, recorded under Snohomish County Auditor's File Number 7812150189.
- b. *Amendment Protective Covenants and Reservations* executed by David and Donna L Hudson and C & H Partnership and Richard B and Janet Christensen, dated April 13, 1979, recorded under Snohomish County Auditor's File Number 7904270251.
- c. *Easement* executed by David and Donna L Hudson, dated May 25, 1979, recorded under Snohomish County Auditor's File Number 7905250286.
- d. *Declaration of Easement* executed by Waldo F Morel and David G Hudson, and Donna L Hudson and Ernest & Beverly Jensen, dated July 31, 1979, recorded under Snohomish County Auditor's File Number 7908090202.
- e. *Declaration of Easement and Reservations Sudden View Estates* executed by C & H Partnership, dated November 10, 1980, recorded under Snohomish County Auditor's File Number 8102090050.
- f. *Restrictive Covenant Sudden View Water System and Easement* executed by C & H Partnership, dated January 26, 1981, recorded under Snohomish County Auditor's File Number 8911280434 (water system).
- g. *Declaration of Covenants, Conditions, Restrictions and Reservations* executed by Ronald E Poeppel and Sudden View Tract Homeowners Association, dated August 27, 1987, recorded under Snohomish County Auditor's File Number 8709100118.
- h. *Restrictive Covenant Sudden View Water System and Easements* executed by C & H Partnership, dated December 1, 1989, recorded under Snohomish County Auditor's File Number 8912010206.

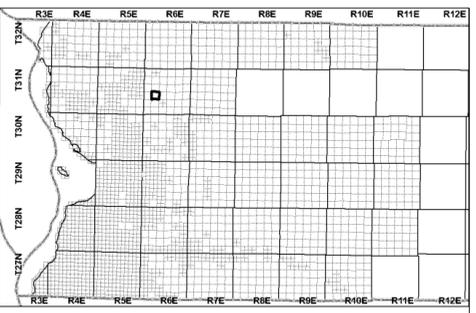
Grantor init: 

- i. *Assignment of Easement and Bill of Sale* executed by C & H Partnership, dated January 26, 1981, recorded under Snohomish County Auditor's File Number 8911280434.
3. **Water Supply**: As described in *Assignment of Well Site and Easement for Ingress, Egress and Utilities* executed by Kirstjan B and Cathy A Hansen, dated July 12, 1984, recorded under Snohomish County Auditor's File Number 8501220164.
4. **Road Right of Ways and Utility Easements**: Easements, ingress/egress and rights of way granted pursuant to
  - a. *Declaration of Easement and Common Area Applicable to Sudden View Tracts* executed by Coastal Forest Products, Inc., dated December 12, 1978, recorded under Snohomish County Auditor's File Number 7812150190. Situate in the County of Snohomish, State of Washington.
  - b. *Easement and Consent Agreement*, executed by the City of Seattle, dated January 31, 1979, recorded under Snohomish County Auditor's File Number 7903050276.
  - c. *Declaration of Easement*, executed by Waldo F Morel and David G and Donna L Hudson and Ernest and Beverly Jensen, dated July 31, 1979, recorded under Snohomish County Auditor's File Number 7908090202.
  - d. *Easement*, executed by C&H Partnership et al, dated November 30, 1990, recorded under Snohomish County Auditor's File Number 9011150402.

Grantor init: 

QUARTER **ALL** SECTION **20** TOWNSHIP N.W.B.L. **31** RANGE E.W.M. **6**

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Centerline - - - - -	Lot - - - - -	Block - - - - -	Section - - - - -	City Limits
Gov Lot - - - - -	Subdiv - - - - -	ROW - - - - -	Quarter - - - - -	Tax Acct
Major Water - - - - -	Other Lot - - - - -	Vac ROW - - - - -	16th - - - - -	Easement
Minor Water - - - - -	Other Subdiv - - - - -	Vac Lot - - - - -		

1 inch = 400 feet

Map produced on October 02, 2014

A product of the Assessor's Office  
Snohomish County, Washington

