

RETURN ADDRESS:

McGoffin Inc., P.S.
103 North Township
Sedro-Woolley, WA 98284

200404300122
Skagit County Auditor
4/30/2004 Page 1 of 7 11:33AM

QUIT CLAIM DEED

Grantor: CULTUS VIEW, L.L.C.
Grantee: CULTUS VIEW, L.L.C.
Legal Description(abbreviated): Ptn of Sec. 1, Township 34 North, Range 4 East, W. M.
Additional on pg. 2-7
Assessor's Tax Parcel ID#: 340401-0-021-0000 (P23292)

THE GRANTOR: CULTUS VIEW, L.L.C., a Washington Limited Liability Company,
for and in consideration of: boundary line adjustment and easement grant
conveys and quit claims to: CULTUS VIEW, L.L.C., a Washington Limited Liability Company,
the following described real estate, situated in the County of Skagit, State of Washington,
together with all after acquired title of the grantor(s) therein:

See attached Boundary Line Adjustment Legal Description for Tract 1 and Associated
Access and Utility Easements (page 1 of 3, page 2 of 3, and page 3 of 3), and three (3)
attached boundary line adjustment maps.

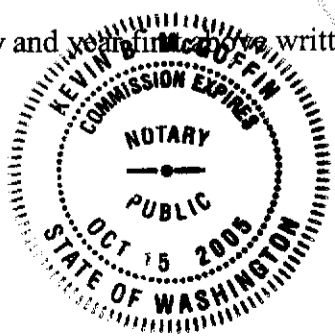
DATED: April 28, 2004 ²⁰⁸⁶ BOUNDARY ADJUSTMENT
KAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Reviewed and approved
in accordance with S.C. Code Chapter 14.18
APR 30 2004
Robert W. Janicki
Managing Member, Cultus View, L.L.C.
By [Signature] Deputy
Amount Paid \$ 0
Clerk
Date: 4/30/2004
SKAGIT CO. PLANNING & PERMIT CNTR

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

On this 28th day of April, 2004, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Robert W. Janicki to me known to be the managing member of the Cultus View, L.L.C. that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes herein mentioned, and on oath stated that he is authorized to execute the said instrument.

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

[Signature]
Kevin B. McGoffin (print name)
Notary Public in and for the State of Washington
Residing at: Sedro-Woolley, WA
My commission expires: 10-15-2005



Skagit
Surveyors & Engineers

806 Metcalf St., Seiro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

BOUNDARY LINE ADJUSTMENT
LEGAL DESCRIPTION
FOR
CULTUS VIEW, LLC
OF
TRACT 1 AND ASSOCIATED ACCESS AND UTILITY EASEMENTS

March 30, 2004

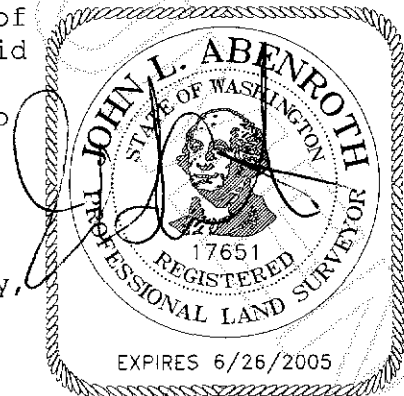
TRACT 1

That portion of Parcel E, Special Warranty Deed, recorded under Auditor's File Number 200212270093, records of Skagit County, Washington in the southeast quarter of Section 1, Township 34 North, Range 4 East, W.M. described as follows:

Commencing at the concrete monument at the intersection of Mill Street and Jackson Street as shown on the survey recorded in Volume 16 of Surveys at page 35 as Auditor's File No. 9408090020, records of Skagit County, Washington; thence N 04°44'56" W along the centerline of Mill Street a distance of 64.08 feet; thence N 85°17'54" E, a distance of 20.00 feet to the east line of Mill Street; thence N 85°17'54" E, a distance of 3.42 feet to the corner of the existing cyclone fence described in exception 9 to the above described Parcel E; thence N 85°17'54" E along said fence line, a distance of 290.52 feet to the point of beginning of this description; thence N 04°42'06" W, a distance of 57.64 feet; thence N 85°15'04" E, a distance of 455 feet, more or less, to the ordinary high water line of Clear Lake; thence southwesterly along said ordinary high water line, a distance of 864 feet, more or less, to the northeast corner of Lot 4, Short Plat No. 90-066 recorded in Volume 10 of Short Plats at page 104 as Auditor's File No. 9207210068, records of Skagit County, Washington; thence N 83°15'52" W along the north line of said Lot 4, a distance of 75.22 feet; thence S 82°39'08" W along the north line of said Lot 4, a distance of 14.80 feet to the cyclone fence described in said exception 9; thence N 04°50'52" W along said cyclone fence line, a distance of 404.77 feet to the corner of said fence; thence S 85°17'54" W along said fence line, a distance of 96.79 feet to the point of beginning of this description.

Situate in the Town of Clear Lake, Skagit County, Washington.

Containing 2.57 acres.



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TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through the following described EASEMENT A:

EASEMENT A

Commencing at the concrete monument at the intersection of Mill Street and Jackson Street as shown on the survey recorded in Volume 16 of Surveys at page 35 as Auditor's File No.9408090020, records of Skagit County, Washington; thence N 04°44'56" W along the centerline of Mill Street, a distance of 293.30 feet; thence N 85°15'04" E, a distance of 20.00 feet to the east right of way line of Mill Street and the point of beginning of this easement description; thence N 85°15'04" E, a distance of 10.00 feet to the point of curvature of a non-tangent curve to the right having a radius of 30.00 feet, from which the radius point bears N 85°15'04" E; thence northeasterly along said curve through a central angle of 68°01'45" and an arc distance of 35.62 feet; thence N 63°16'49" E, a distance of 444.59 feet; thence N 01°05'15" W, a distance of 102.11 feet; thence S 88°54'45" W, a distance of 60.00 feet; thence S 01°05'15" E, a distance of 45.46 feet to the point of curvature of a curve to the right having a radius of 30.00 feet; thence southwesterly along said curve through a central angle of 64°22'04" and an arc distance of 33.70 feet; thence S 63°16'49" W, a distance of 339.54 feet to the point of curvature of a curve to the right having a radius of 30.00 feet; thence westerly northwesterly along said curve through a central angle of 111°58'15" and an arc distance of 58.63 feet; thence S 85°15'04" W radial to the last described curve, a distance of 10.00 feet to the east right of way line of Mill Street; thence S 04°44'56" E along said right of way line, a distance of 129.40 feet to the point of beginning of this easement description.

AND TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through the following described EASEMENT B:

EASEMENT B

Commencing at the concrete monument at the intersection of Mill Street and Jackson Street as shown on the survey recorded in Volume 16 of Surveys at page 35 as Auditor's File No.9408090020, records of Skagit County, Washington; thence N 04°44'56" W along the centerline of Mill Street, a distance of 293.30 feet; thence N 85°15'04" E, a distance of 20 feet to the east right of way line of Mill Street; thence N 85°15'04" E, a distance of 10.00 feet to the point of curvature of a non-tangent curve to the right having a radius of 30.00 feet, from which the radius point bears N 85°15'04" E from said point of curvature; thence northeasterly along said curve through a central angle of 68°01'45" and an arc distance of 35.62 feet; thence N 63°16'49" E, a distance of 444.59 feet to the point of beginning of this easement description; thence S 04°42'06" E, a distance of 286.00 feet to the point of curvature of a curve to the left having a radius of 20.00 feet; thence southeasterly along said curve through a central angle of 90°00'00" and an arc distance of 31.42 feet; thence N 85°17'54" E, a distance of 10.00 feet; thence S 04°42'06" E, a



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distance of 30.00 feet; thence S 85°17'54" W, a distance of 10.00 feet to the point of curvature of a curve to the left having a radius of 20.00 feet; thence southwesterly along said curve through a central angle of 90°00'00" and an arc distance of 31.42 feet; thence S 04°42'06" E, a distance of 10.00 feet to the north line of the above described Tract 1; thence S 85°15'04" W along said north line, a distance of 50.00 feet; thence N 04°42'06" W, a distance of 301.33 feet to the point of curvature of a curve to the left having a radius of 30.00 feet; thence northwesterly along said curve through a central angle of 112°01'06" and an arc distance of 58.65 feet to the south line of the above described Easement A; thence N 63°16'49" E along said south line, a distance of 98.43 feet to the point of beginning of this easement description.

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purpose of creating an additional building lot."



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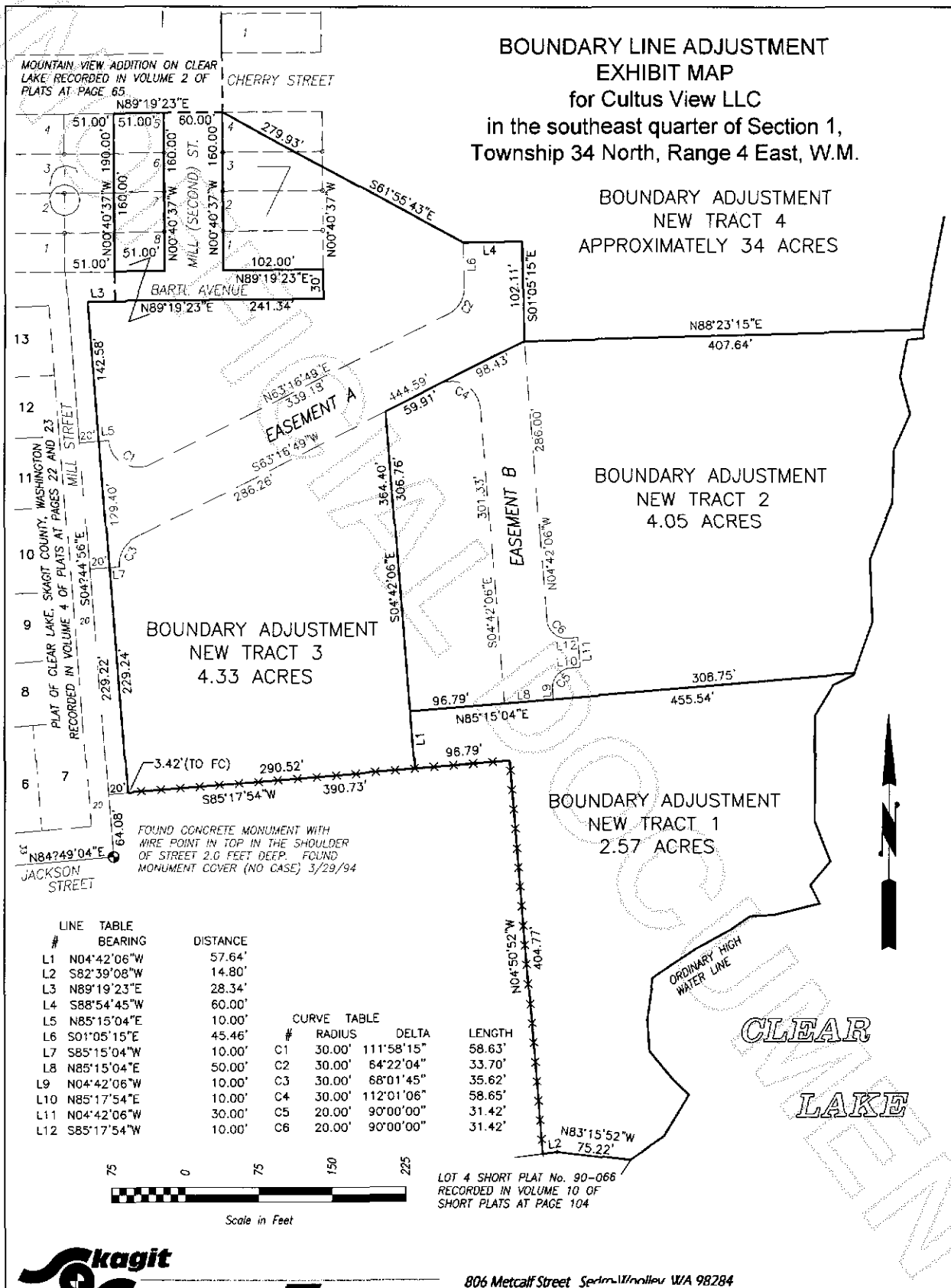
**BOUNDARY LINE ADJUSTMENT
EXHIBIT MAP
for Cultus View LLC**
in the southeast quarter of Section 1,
Township 34 North, Range 4 East, W.M.

BOUNDARY ADJUSTMENT
NEW TRACT 4
APPROXIMATELY 34 ACRES

BOUNDARY ADJUSTMENT
NEW TRACT 2
4.05 ACRES

BOUNDARY ADJUSTMENT
NEW TRACT 3
4.33 ACRES

BOUNDARY ADJUSTMENT
NEW TRACT 1
2.57 ACRES



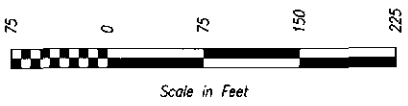
MOUNTAIN VIEW ADDITION ON CLEAR LAKE RECORDED IN VOLUME 2 OF PLATS AT PAGE 65.

PLAT OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON RECORDED IN VOLUME 4 OF PLATS AT PAGES 22 AND 23.

FOUND CONCRETE MONUMENT WITH WIRE POINT IN TOP IN THE SHOULDER OF STREET 2.0 FEET DEEP. FOUND MONUMENT COVER (NO CASE) 3/29/94

LINE #	BEARING	DISTANCE
L1	N04°42'06"W	57.64'
L2	S82°39'08"W	14.80'
L3	N89°19'23"E	28.34'
L4	S88°54'45"W	60.00'
L5	N85°15'04"E	10.00'
L6	S01°05'15"E	45.46'
L7	S85°15'04"W	10.00'
L8	N85°15'04"E	50.00'
L9	N04°42'06"W	10.00'
L10	N85°17'54"E	10.00'
L11	N04°42'06"W	30.00'
L12	S85°17'54"W	10.00'

CURVE TABLE			
#	RADIUS	DELTA	LENGTH
C1	30.00'	111°58'15"	58.63'
C2	30.00'	64°22'04"	33.70'
C3	30.00'	68°01'45"	35.62'
C4	30.00'	112°01'06"	58.65'
C5	20.00'	90°00'00"	31.42'
C6	20.00'	90°00'00"	31.42'



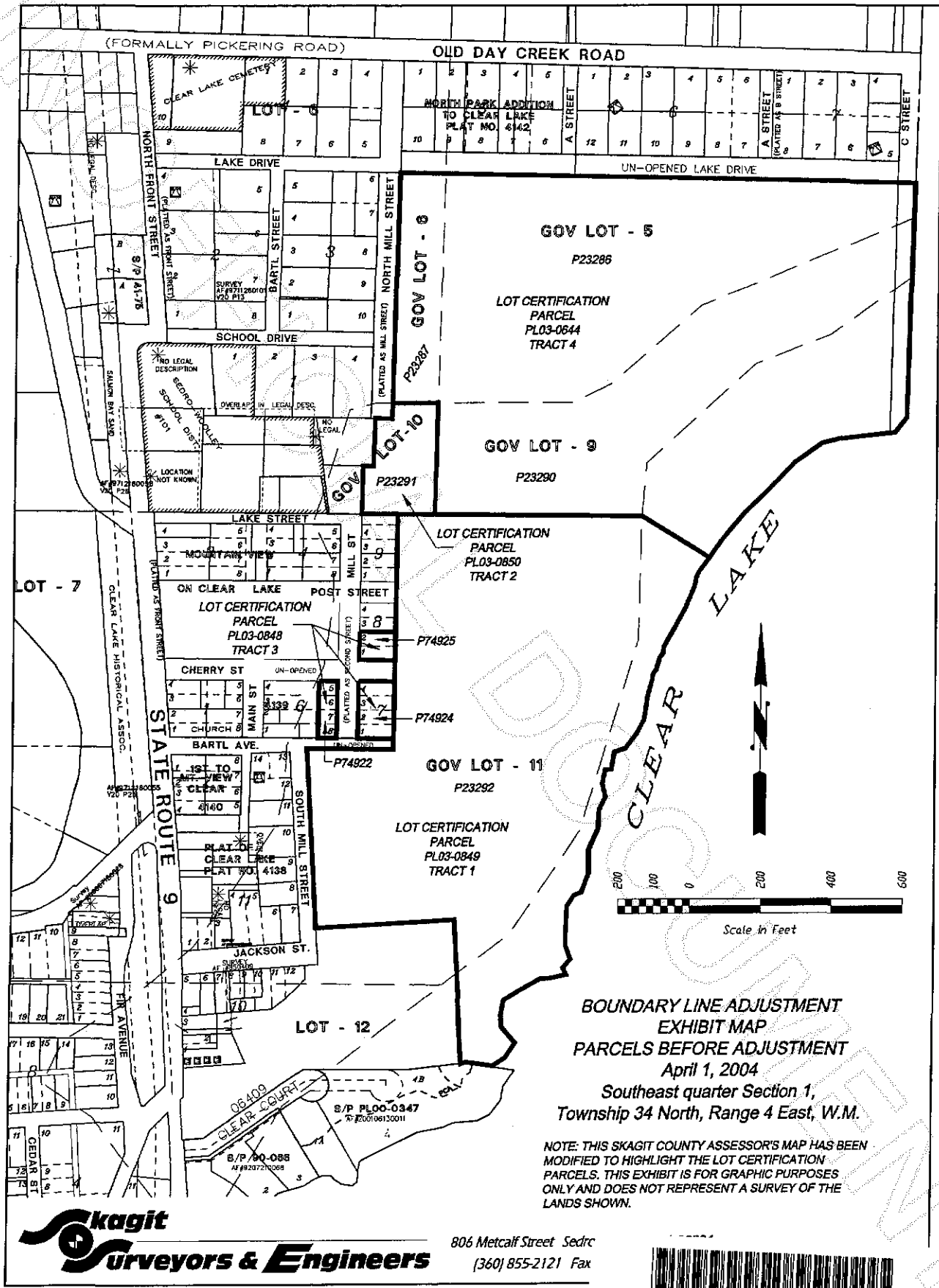
LOT 4 SHORT PLAT No. 90-066 RECORDED IN VOLUME 10 OF SHORT PLATS AT PAGE 104



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**BOUNDARY LINE ADJUSTMENT
EXHIBIT MAP
PARCELS BEFORE ADJUSTMENT
April 1, 2004
Southeast quarter Section 1,
Township 34 North, Range 4 East, W.M.**

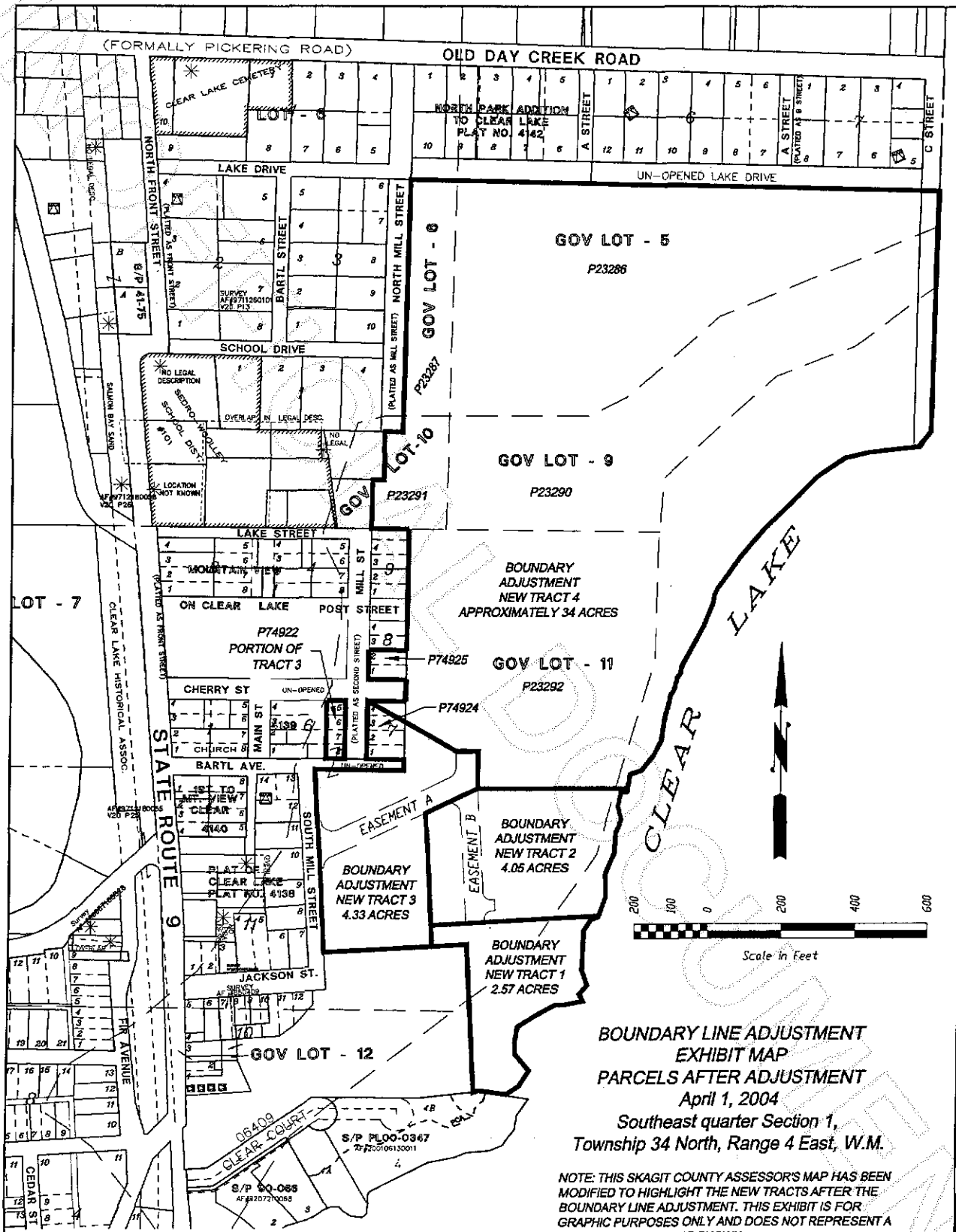
NOTE: THIS SKAGIT COUNTY ASSESSOR'S MAP HAS BEEN MODIFIED TO HIGHLIGHT THE LOT CERTIFICATION PARCELS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY AND DOES NOT REPRESENT A SURVEY OF THE LANDS SHOWN.

Skagit Surveyors & Engineers

806 Metcalf Street Sedro
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**BOUNDARY LINE ADJUSTMENT
EXHIBIT MAP
PARCELS AFTER ADJUSTMENT
April 1, 2004
Southeast quarter Section 1,
Township 34 North, Range 4 East, W.M.**

NOTE: THIS SKAGIT COUNTY ASSESSOR'S MAP HAS BEEN MODIFIED TO HIGHLIGHT THE NEW TRACTS AFTER THE BOUNDARY LINE ADJUSTMENT. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY AND DOES NOT REPRESENT A SURVEY OF THE LANDS SHOWN.



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