



200404300125  
Skagit County Auditor

4/30/2004 Page 1 of 6 11:34AM

**RETURN ADDRESS:**

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

**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. 2-6

Assessor's Tax Parcel ID#: 340401-0-021-0000 (P23292); 4139-007-004-0007 (P74924)  
4139-008-002-0007 (P74925); 340401-0-020-0001 (P23291)  
340401-0-019-0004 (P23290); 340401-0-013-0000 (P23287)  
340401-0-012-0001 (P23286)

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 4 and Associated  
Access and Utility Easement (page 1 of 2 and page 2 of 2), and three (3) attached  
boundary line adjustment maps.

DATED: April 28, 2004

Robert W. Janicki  
Managing Member, Cultus View, LLC

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2087  
APR 30 2004

BOUNDARY ADJUSTMENT  
Reviewed and approved  
in accordance with S.C.  
Code Chapter 14.18

Amount Paid \$  
By Grace Roeder  
C.O. Treasurer  
Deputy

SKAGIT CO. PLANNING & PERMIT CNTR

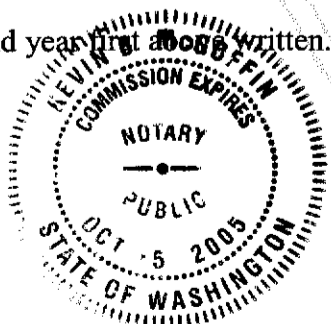
STATE OF WASHINGTON )  
) ss  
COUNTY OF SKAGIT )

Date: 4/30/2004

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.

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., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

BOUNDARY LINE ADJUSTMENT  
LEGAL DESCRIPTION  
FOR  
CULTUS VIEW, LLC  
OF  
TRACT 4 AND ASSOCIATED ACCESS AND UTILITY EASEMENT

March 30, 2004

TRACT 4

All of Parcels A, B, C, D, and those portions of Parcels E and F, Special Warranty Deed, recorded under Auditor's File Number 200212270093, records of Skagit County, Washington, as corrected by Correction to Special Warranty Deed, recorded under Auditor's File Number 200309230093, records of Skagit County Washington all in the east half of Section 1, Township 34 North, Range 4 East, W.M. lying north and east of the following described line:

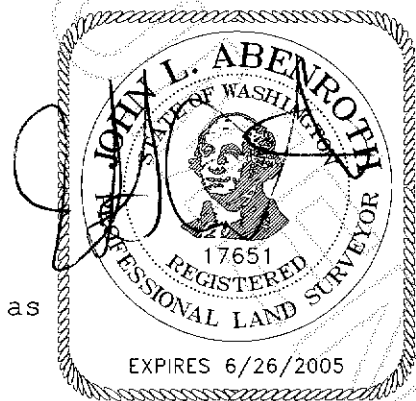
Beginning at the northwest corner of Block 7, PLAT OF MOUNTAIN VIEW ADDITION ON CLEAR LAKE recorded in Volume 2 of Plats at page 65 records of Skagit County, Washington; thence S 61°55'43" E, distance of 279.93 feet to the most northerly point of the west line of the hereinafter described Easement A; thence N 88°54'45" E along the north line of said Easement A, a distance of 60.00 feet to the northeast corner thereof; thence S 01°05'15" E, a distance of 102.11 feet; thence N 88°23'15" E, a distance of 408 feet, more or less, to the ordinary high water line of Clear Lake and terminus of this line description, (for the purpose of this description, the west line of Block 7, PLAT OF MOUNTAIN VIEW ADDITION ON CLEAR LAKE bears N 00°40'37" W).

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

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

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,



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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.

"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."



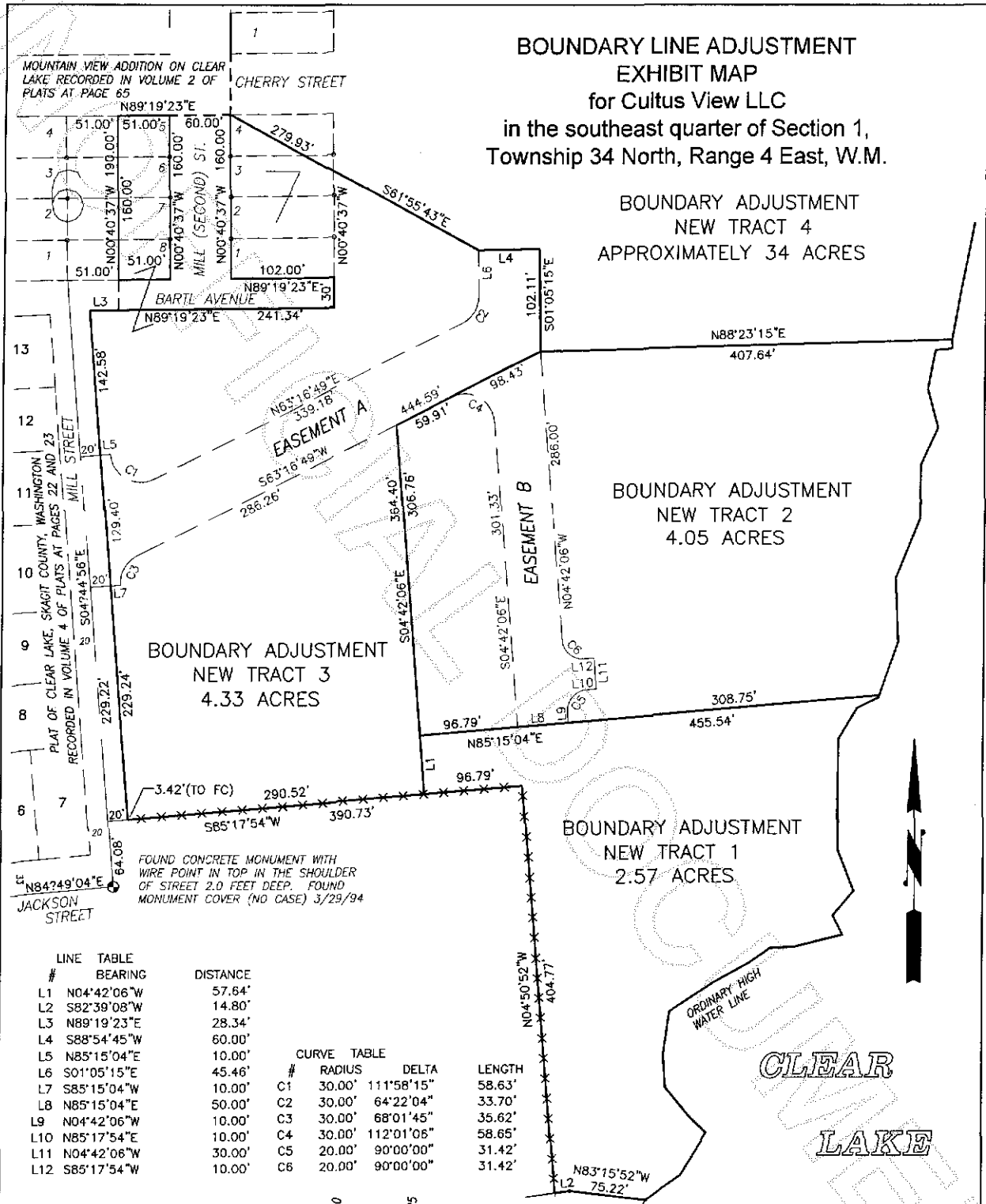
**BOUNDARY LINE ADJUSTMENT  
EXHIBIT MAP**  
for Cultus View LLC  
in the southeast quarter of Section 1,  
Township 34 North, Range 4 East, W.M.

BOUNDARY ADJUSTMENT  
NEW TRACT 4  
APPROXIMATELY 34 ACRES

BOUNDARY ADJUSTMENT  
NEW TRACT 2  
4.05 ACRES

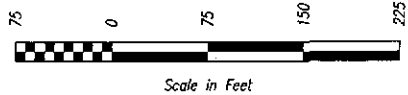
BOUNDARY ADJUSTMENT  
NEW TRACT 3  
4.33 ACRES

BOUNDARY ADJUSTMENT  
NEW TRACT 1  
2.57 ACRES



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 TABLE		CURVE TABLE				
#	BEARING	DISTANCE	#	RADIUS	DELTA	LENGTH
L1	N04°42'06"W	57.64'	C1	30.00'	111°58'15"	58.63'
L2	S82°39'08"W	14.80'	C2	30.00'	64°22'04"	33.70'
L3	N89°19'23"E	28.34'	C3	30.00'	68°01'45"	35.62'
L4	S88°54'45"W	60.00'	C4	30.00'	112°01'06"	58.65'
L5	N85°15'04"E	10.00'	C5	20.00'	90°00'00"	31.42'
L6	S01°05'15"E	45.46'	C6	20.00'	90°00'00"	31.42'
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'				



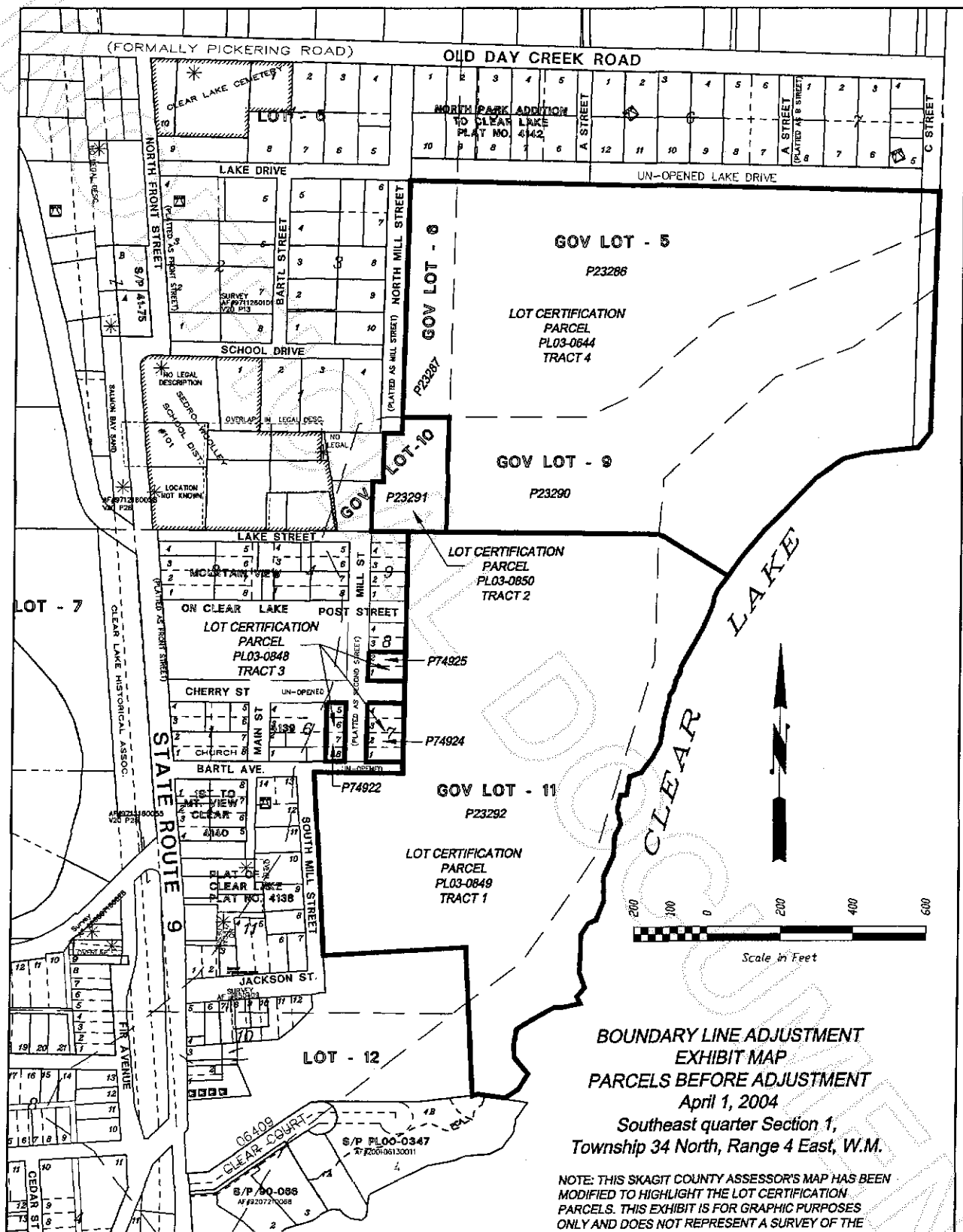
LOT 4 SHORT PLAT No. 90-066  
RECORDED IN VOLUME 10 OF  
SHORT PLATS AT PAGE 104



806 Metcalf Street Sedro-Woolley, WA 98284  
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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.**

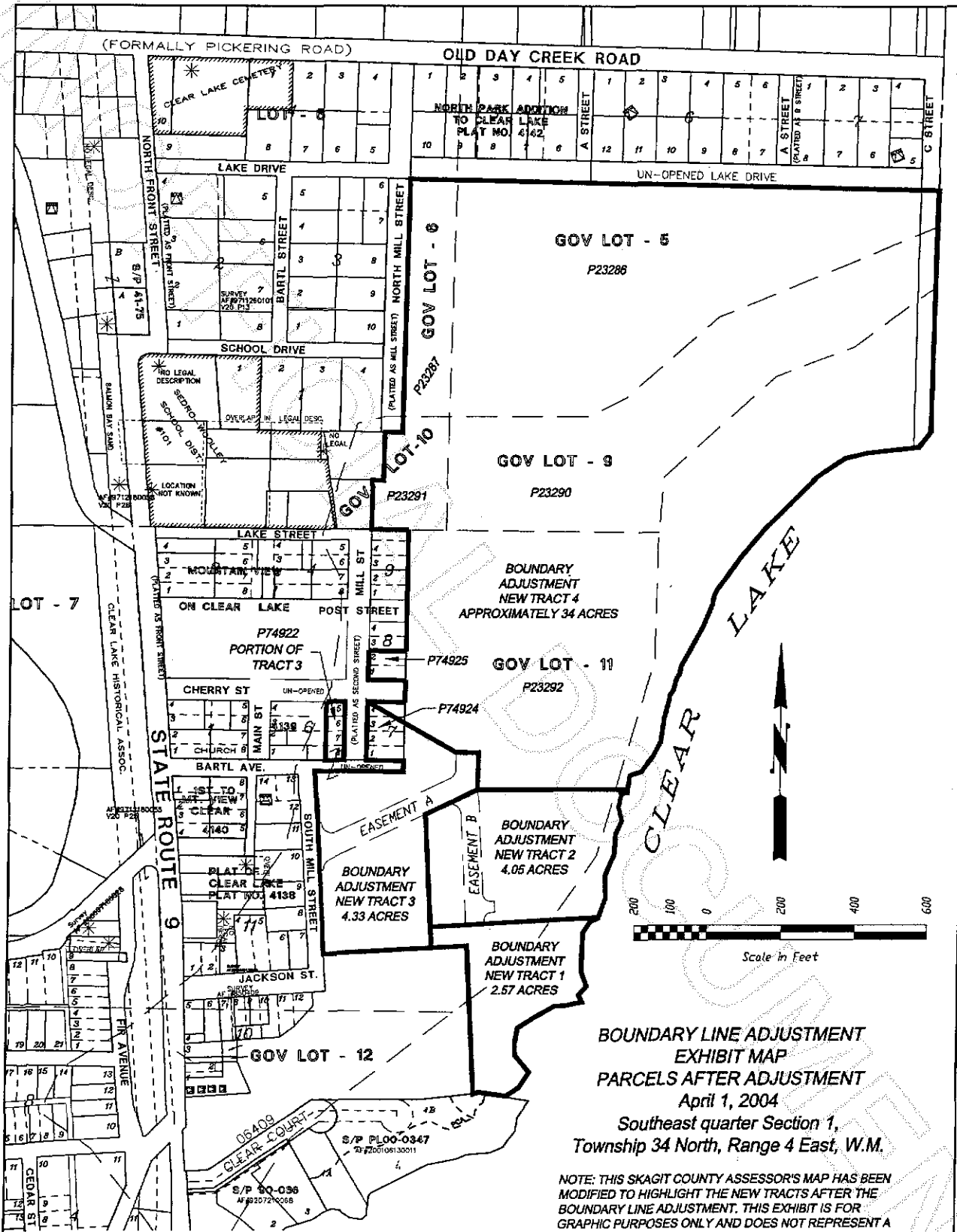
NOTE: THIS SKAGIT COUNTY ASSESSOR'S MAP HAS BEEN MODIFIED TO HIGHLIGHT THE LOT CERTIFICATION PARCELS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY AND DOES NOT REPRESENT A SURVEY OF THE LANDS SHOWN.



806 Metcalf Street Sedro-Woolley, WA 98284  
(360) 855-21.



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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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