



200506030079

Skagit County Auditor

Name: Joe Kelly

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Address: 14119 McTaggart Avenue

City and State: Bow, WA 98232

Tax Account Number: P72991 to P72993

Escrow #: JM-1220

# 2831

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

### QUIT CLAIM DEED

### AND RESERVED EASEMENT

JUN 03 2005

THE GRANTOR Joe Kelly and Donna Kelly, husband and wife,

Amount Paid \$  
Skagit Co. Treasurer  
By *PK* Deputy

for and in consideration of  
boundary line adjustment and reserved easement without consideration

conveys and quit claims to MSM Properties, LLC, a Washington LLC,

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:

That portion of Lot 4 "Haller's Second Addition to the Town of Edison" as more fully  
described on Exhibit "B" hereto.

The herein described property will be combined or aggregated with contiguous property  
owned by the grantee to the West. This boundary adjustment is not for the purposes of  
creating an additional building lot.

The Grantors herein reserve for the benefit of their property to the North a non-exclusive  
utilities easement over, under and upon that portion of said Lot 4 as more fully described on  
Exhibit "C" hereto.

Dated this 5th day of May, 2005.

Joe Kelly

Donna Kelly

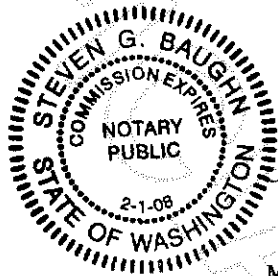
STATE OF WASHINGTON, }  
County of } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me DONNA KELLY  
\_\_\_\_\_ to me known

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that SHE  
signed the same as HER free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5<sup>TH</sup> day of MAY 2005  
19



Steven A Baughn  
Notary Public in and for the State of Washington,  
residing at MOUNT VERNON

My appointment expires 2-1-2008

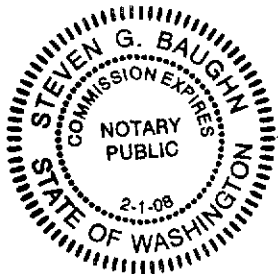
STATE OF WASHINGTON, }  
County of } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me JOE KELLY  
\_\_\_\_\_ to me known

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that HE  
signed the same as HIS free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5<sup>TH</sup> day of MAY 2005  
19



Steven A Baughn  
Notary Public in and for the State of Washington,  
residing at MOUNT VERNON

My appointment expires 2-1-2008

This jurat is page \_\_\_\_\_ of \_\_\_\_\_ and is attached to \_\_\_\_\_



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**EXHIBIT "B"**

THAT PORTION OF LOT 4, HALLER'S SECOND ADDITION TO THE TOWN OF EDISON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 87, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4;**

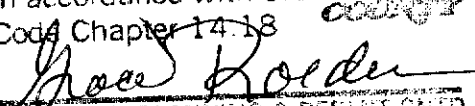
**THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID LOT 4, SOUTH 02°24'10" WEST, A DISTANCE OF 96.62 FEET TO THE TRUE POINT OF BEGINNING;**

**THENCE SOUTH 87°35'50" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 4, SAID POINT BEING DISTANT 91.17 FEET FROM THE NORTHEAST CORNER OF SAID LOT 4, MEASURED ALONG SAID EAST LINE;**

**THENCE SOUTHERLY, ALONG SAID EAST LINE, SOUTH 02°24'10" WEST, A DISTANCE OF 59.62 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, SAID POINT ALSO BEING ON THE NORTHERLY MARGIN OF THE PUBLIC STREET RIGHT-OF-WAY OF SKAGIT COURT;**

**THENCE ALONG THE SOUTH LINE OF SAID LOT 4 AND THE NORTHERLY MARGIN OF SAID SKAGIT COURT, SOUTH 72°32'16" WEST, A DISTANCE OF 31.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4;**

**THENCE LEAVING SAID NORTH MARGIN, ALONG SAID WEST LINE OF SAID LOT 4, NORTH 02°24'10" EAST, A DISTANCE OF 49.87 FEET TO THE TRUE POINT OF BEGINNING.**

**BOUNDARY ADJUSTMENT**  
Reviewed and approved  
in accordance with S.C.  
Code Chapter 14.18  
  
**SKAGIT CO. PLANNING & PERMIT CNTR**  
Date: 6/3/2005



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**EXHIBIT "C"**

**A UTILITY EASEMENT OVER, UNDER AND UPON THE REAL PROPERTY  
HEREINAFTER DESCRIBED:**

THAT PORTION OF LOT 4, HALLER'S SECOND ADDITION TO THE TOWN OF EDISON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 87, RECORDS OF SKAGIT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4;**

THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT 4, NORTH 02°24'10" EAST, A DISTANCE OF 59.62 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 87°35'50" WEST, A DISTANCE OF 10.00 FEET, MORE OR LESS, TO THE INTERSECTION WITH A LINE 10.00 FEET WESTERLY OF, MEASURED AT RIGHT ANGLE TO, AND PARALLEL WITH, SAID EAST LINE OF LOT 4;

THENCE SOUTHERLY, ALONG SAID PARALLEL LINE, SOUTH 02°24'10" WEST, TO THE INTERSECTION OF SAID PARALLEL LINE WITH THE SOUTH LINE OF SAID LOT 4 AND THE NORTHERLY MARGIN OF THE PUBLIC STREET RIGHT-OF-WAY OF SKAGIT COURT;

THENCE ALONG SAID SOUTH LINE OF LOT 4 AND THE SAID NORTHERLY MARGIN OF SAID SKAGIT COURT, NORTH 72°32'16" EAST, TO THE POINT OF BEGINNING;



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