



200701090102

Skagit County Auditor

AFTER RECORDING RETURN TO:

1/9/2007 Page 1 of 15 1:17PM

FURLONG ♦ BUTLER
ATTORNEYS
825 CLEVELAND AVENUE
MOUNT VERNON, WASHINGTON 98273

QUITCLAIM DEED
(Boundary Line Adjustment)

Reference number of documents assigned or released: N/A

Partial Legal Description: (full legal on Exhibits) ptn of S14, T34 N, R1 E, W.M.

Assessor's Parcel/Tax I.D. Number(s): P19411/340114-3-001-0006; P19426/340114-3-005-0200;
P111924/340114-3-005-0400; P111926/340114-3-005-0300; P119141/340114-3-005-0700;
P118405/340114-3-005-0600; P19424/340114-3-005-0002

OWNERSHIP STATUS OF PROPERTY PRIOR TO CONVEYANCE

Grantors, Donald M. Caldwell and Ann B. Caldwell, husband and wife, are owners of two parcels of land, to wit: "Parcel 1," legally described in Exhibit A hereto, and "Parcel 2," legally described in Exhibit B hereto.

CONVEYANCE & OWNERSHIP SUBSEQUENT THERETO

Grantors, Donald M. Caldwell and Ann B. Caldwell, husband and wife, hereby convey and quitclaim for no consideration and solely for purposes of boundary line adjustment, portions of Parcel 1 and Parcel 2 to Grantees, Donald M. Caldwell and Ann B. Caldwell, husband and wife, to reconfigure each tract so that Parcel 1 shall hereafter be legally described as set forth in Exhibit C hereto and as depicted (without easements) in Exhibit D hereto and so that Parcel 2 shall hereafter be legally described as set forth in Exhibit E hereto and as depicted (without easements) in Exhibit F hereto.

This deed is solely for the purposes of boundary line adjustment and not to create any additional lots or parcels.

Skagit County Approval:

BOUNDARY ADJUSTMENT

Reviewed and approved

In accordance with S.C.

Code Chapter 14.18

David Roeder

SKAGIT CO. PLANNING & ZONING

12/19/2006

Donald M. Caldwell

DONALD M. CALDWELL

113

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DATE: 12/14/06

JAN 09 2007

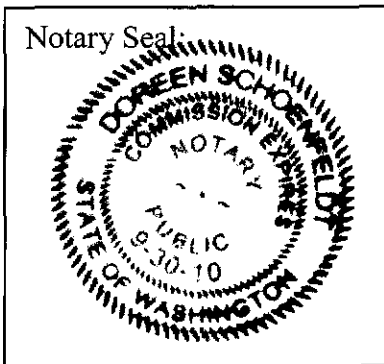
STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

Amount Paid 0
By Skagit Co. Treasurer
Jp

On this day personally appeared before me DONALD M. CALDWELL to me known to be the individual 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 14th day of December 2006.

Notary Seal:



Doreen Schoenfeldt

Doreen Schoenfeldt
Notary Public in and for the state of
Washington, residing at Sedro-Woolley



200701090102

Skagit County Auditor

1/9/2007 Page 2 of 15 1:17PM

Quitclaim Deed (Boundary Line Adjustment)

Grantors/Grantees: Donald M. & Ann B. Caldwell, H&W

Ann B Caldwell
ANN B. CALDWELL

DATE: 12-18-06

STATE OF WASHINGTON)
) ss.
COUNTY OF SKIT)

On this day personally appeared before me ANN B. CALDWELL to me known to be the individual 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 18th day of December 2006.

Notary Seal:

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY ---- PUBLIC
My Commission Expires 7-14-2008

[Signature]
Notary Public in and for the state of
Washington, residing at Skagit WA
Printed Name: 7-14-08


200701090102
Skagit County Auditor

1/9/2007 Page 3 of 15 1:17PM

Quitclaim Deed (Boundary Line Adjustment)
Grantors/Grantees: Donald M. & Ann B. Caldwell, H&W

LISSER & ASSOCIATES, PLLC

320 Milwaukee St, PO Box 1109, Mount Vernon WA 98273 (360) 419-7442 FAX (360) 419-0581

Exhibit "A"

(Parcel 1 prior to conveyance)

This parcel was originally identified as Parcel "B" of that certain Lot Certification 97-0152, and originally described on Quit Claim deed (Boundary Line Adjustment) recorded under Skagit County Auditor's File Number 9707300103; said parcel was subsequently expanded and modified by those Boundary Line Adjustment documents recorded under Skagit County Auditor's File Numbers 9810230010, 200109180127, 200407230149 and 200606270206.

The property is a portion of the Southwest 1/4 of Section 14, Township 34 North, Range 1 East, W.M., described as follows:

BEGINNING at the Southeast corner of said Southwest 1/4 (South 1/4 corner);
thence North 0°41'43" West along the East line thereof for a distance of 738.52 feet to the Southeast corner of that certain parcel described on Quit Claim deed (Boundary Line Adjustment) to Donald M. Caldwell, recorded under Skagit County Auditor's File Number 9707300104;
thence North 89°26'35" West parallel with the North line of the Southeast 1/4 of the Southwest 1/4, along the South line of said Caldwell parcel for a distance of 1,281.31 feet, more or less, to the East line of the West 66.00 feet of the Southeast 1/4 of the Southwest 1/4 and being the Southwest corner of said Caldwell parcel (Skagit County Auditor's File Number 9707300104);
thence North 0°09'45" West along said East line of the West 66.00 feet of the Southeast 1/4 of the Southwest 1/4 (also being the West line of said Caldwell parcel or Caldwell line extended) for a distance of 588.35 feet, more or less, to the Northeast corner of said West 66.00 feet;
thence North 89°26'35" West along the North line of said Southeast 1/4 of the Southwest 1/4 for a distance of 40.00 feet;
thence South 25°46'08" West parallel with the Easterly line of that certain parcel conveyed to Kelley Hungerford and Richard S. Hungerford, wife and husband, by Statutory Warranty deed recorded under Skagit County Auditor's File No. 200510110170 for a distance of 745.11 feet, more or less, to the North line of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 14, Township 34 North, Range 1 East, W.M.;
thence North 89°49'08" West along said North line for a distance of 388.72 feet, more or less, to the Northeast corner of that certain parcel



200701090102
Skagit County Auditor

conveyed to Michelle F. Lehman, a single person, by Statutory Warranty deed recorded under Skagit County Auditor's File No. 200503250115; thence South 0°21'23" West along the East line of said Lehman parcel for a distance of 676.72 feet, more or less, to the Southeast corner thereof, also being a point on the South line of said Southwest 1/4 that bears South 89°48'31" West from the POINT OF BEGINNING; thence North 89°48'31" East along said South line for a distance of 2,048.74 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 23.09 acres



200701090102
Skagit County Auditor

1/9/2007 Page 5 of 15 1:17PM

LISSER & ASSOCIATES, PLLC

320 Milwaukee St, PO Box 1109, Mount Vernon WA 98273 (360) 419-7442 FAX (360) 419-0581

Exhibit "B"

(Parcel 2 prior to conveyance)

This parcel was originally created via that certain Boundary Line Adjustment recorded under Auditor's File No. 9707300104 and is described as followed:

Parcel "A"

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 34 North, Range 1 East, W.M., described as follows:

BEGINNING at the Southwest corner of the Northwest 1/4 of said Northeast 1/4 of the Southwest 1/4 of Section 14;
thence South 89°03'50" East along the North line of the West 1/2 of the Southwest 1/4 of said Northeast 1/4 of the Southwest 1/4 of Section 14, a distance of 333.95 feet to the Northeast corner of said West 1/2;
thence South 00°17'40" East along the East line of said West 1/2, a distance of 355.41 feet to the TRUE POINT OF BEGINNING;
thence North 76°28'01" East for a distance of 473.90 feet;
thence South 38°42'10" East for a distance of 555.29 feet to the South line of said Northeast 1/4 of the Southwest 1/4 of Section 14;
thence North 89°26'34" West along said South line, for a distance of 806.34 feet to the Southeast corner of said West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 14;
thence North 00°17'40" West along the East line of said West 1/2, for a distance of 314.62 feet to the TRUE POINT OF BEGINNING (known as Lot 10 Bonnie Acres of that certain Record of Survey recorded in Book 1 of Surveys, page 197).

Parcel "B"

All that portion of the Southwest 1/4 of Section 14, Township 34 North, Range 1 East, W.M., described as follows:

BEGINNING at the Southwest corner of Lot 10 as shown on Survey filed August 5, 1976, under Auditor's File No. 840303 at page 197, in Book 1 of Surveys, records of Skagit County, Washington;
thence South 89°26'34" East along the South line of said Lot 10 for a distance of 269.46 feet;
thence South 0°33'26" West for a distance of 161.66 feet;



200701090102

Skagit County Auditor

thence North 89°26'34" West for a distance of 269.46 feet;
thence North 0°33'26" East for a distance of 161.66 feet to the POINT OF
BEGINNING.

Parcel "C"

The North 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 14, Township 34
North, Range 1 East, W.M.,

EXCEPT the West 66 feet of the North 1/2 thereof;

ALSO EXCEPT:

BEGINNING at the Southeast corner of Lot 9 as shown on Survey filed
August 5, 1976, under Auditor's File No. 840303, at page 197 in Book 1
of Surveys, records of Skagit County, Washington;
thence North 89°26'34" West along the south line of said Lot 9 for a
distance of 269.46 feet;
thence South 0°33'26" West for a distance of 161.66 feet;
thence South 89°26'34" East for a distance of 269.46 feet;
thence North 0°33'26" East for a distance of 161.66 feet to the POINT OF
BEGINNING;

AND ALSO EXCEPT:

BEGINNING at the Southwest corner of Lot 10 as shown on Survey filed
August 5, 1976, under Auditor's File No. 840303, at page 197 in Book 1
of Surveys, records of Skagit County, Washington;
thence South 89°26'34" East along the South line of said Lot 10 for a
distance of 269.46 feet;
thence South 0°33'26" West for a distance of 161.66 feet;
thence North 89°26'34" West for a distance of 269.46 feet;
thence North 0°33'26" East for a distance of 161.66 feet to the POINT OF
BEGINNING.

AND ALSO EXCEPT any portion thereof lying within the following
described tract:

BEGINNING at the Southeast corner of said Southeast 1/4 of the
Southwest 1/4 (South 1/4 corner);
thence North 00°41'43" West for a distance of 738.52 feet along the East
line thereof;
thence North 89°26'35" West parallel with the North line of said Southeast
1/4 of the Southwest 1/4 for a distance of 1,281.31 feet to the East line of
the West 66.00 feet of said Southeast 1/4 of the Southwest 1/4;



200701090102
Skagit County Auditor

thence South 00°09'45" East along said East line for a distance of 83.43 feet to the South line of said Southeast 1/4 of the Southwest 1/4;
thence South 21°19'27" East for a distance of 720.22 feet to the South line of said Southeast 1/4 of the Southwest 1/4;
thence North 89°48'31" East along said South line for a distance of 1,028.07 feet to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH an easement for ingress, egress and utilities over, across and under a strip of land 60.00 feet in width in the North 1/2 of the Southwest 1/4 of Section 14, Township 34 North, Range 1 East, W.M., Skagit County, Washington, lying 30.00 feet on each side of the following described center line:

BEGINNING at the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 14;
thence North 00°09'45" West along the West line of said Northwest 1/4 for a distance of 342.12 feet;
thence South 88°40'52" East parallel with the North line of said Northwest 1/4 for a distance of 98.54 feet;
thence North 01°45'38" East for a distance of 330.00 feet to the North line of said Northwest 1/4, said North line being also the center line of the county road;
thence South 88°40'52" East along said North line and said center line, for a distance of 408.45 feet to the beginning of a curve to the right, from which a radial line bears South 01°19'08" West to the radius point;
thence Southeasterly along said curve to the right, being also along said center line, having a radius of 200.00 feet, through a central angle of 38°29'19", an arc distance of 134.35 feet to the TRUE POINT OF BEGINNING of said easement center line;
thence South 22°40'39" West for a distance of 264.16 feet;
thence South 55°03'04" West for a distance of 273.07 feet;
thence South 35°44'14" West for a distance of 233.22 feet;
thence South 08°59'04" West for a distance of 227.43 feet;
thence South 21°30'46" East for a distance of 133.03 feet;
thence South 75°41'16" East for a distance of 204.00 feet;
thence South 38°16'05" East for a distance of 269.28 feet;
thence South 55°16'05" East for a distance of 56.50 feet;
thence South 77°47'49" East for a distance of 197.15 feet;
thence North 83°27'28" East for a distance of 124.92 feet;
thence North 06°32'32" West for a distance of 320.00 feet to the terminus of said easement center line;

ALSO SUBJECT TO a perpetual non-exclusive easement and right of way for unrestricted ingress and egress and for public and/or private utilities over, along, under



200701090102
Skagit County Auditor

and across a certain sixty foot (60') wide strip of land, the center line of said easement being described as follows:

BEGINNING at a point on the Westerly line of said Lot 10 from which the Southwest corner of said Lot 10 bears South $0^{\circ}17'40''$ East a distance of 314.62 feet;
thence South $75^{\circ}41'16''$ East for a distance of 19.23 feet to the point of tangency with a curve to the right, said curve having a radius of 150.00 feet, a central angle of $62^{\circ}21'31''$ and an arc distance of 163.25 feet;
thence South $13^{\circ}19'45''$ East for a distance of 100.20 feet to the point of tangency with a 300 foot radius curve to the right;
thence following said 300 foot radius curve for an arc distance of 103.81 feet to a point of tangency on the North line of the Southeast 1/4 of the Southwest 1/4;
thence South $06^{\circ}29'48''$ West 591.48 feet to the South line of the North 588.30 feet of said Southeast 1/4 of the Southwest 1/4 and the terminus of said easement.

NOTE: The above described easement is for access to a parcel in a portion of the Southeast 1/4 of the Southwest 1/4 of Section 14. The exact location of said easement may be revised to coincide with a mutually agreed upon alternate location.

AND ALSO BEING SUBJECT TO AND TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



200701090102

Skagit County Auditor

1/9/2007 Page

9 of 15 1:17PM

LISSER & ASSOCIATES, PLLC

320 Milwaukee St, PO Box 1109, Mount Vernon WA 98273 (360) 419-7442 FAX (360) 419-0581

Exhibit "C"

(Reconfigured Parcel 1, subsequent to conveyance)

That portion of the Southwest 1/4 of Section 14, Township 34 North, Range 1 East, W.M. described as follows:

Commencing at the Southwest corner of said subdivision (Southwest Section corner);
thence North 89°48'31" East along the South line of said Southwest 1/4 for a distance of 2,237.86 feet to the TRUE POINT OF BEGINNING;
thence North 13°20'08" West for a distance of 685.44 feet, more or less, to a point on the Easterly projection of the South line of that certain Parcel No. 2 described on Quit Claim Deed (Boundary Line Adjustment) recorded under Skagit County Auditor's File No. 200606270206;
thence North 89°49'08" West along said projected line for a distance of 1,027.43 feet, more or less, to the Southeast corner of said Parcel No. 2 Auditor's File No. 200606270206;
thence continue North 89°49'08" West for a distance of 388.72 feet, more or less, to the Northeast corner of that certain parcel conveyed to Michelle F. Lehman, a single person, by Statutory Warranty deed recorded under Skagit County Auditor's File No. 200503250115;
thence South 0°21'23" West along the East line of said Lehman parcel for a distance of 676.72 feet, more or less, to the Southeast corner thereof, also being a point on the South line of said Southwest 1/4 that bears South 89°48'31" West from the TRUE POINT OF BEGINNING;
thence North 89°48'31" East along said South line for a distance of 1,578.47 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record included, but not limited to those certain documents recorded under Skagit County Auditor's File Numbers 200109180130, 200510110170 and 200606270206.

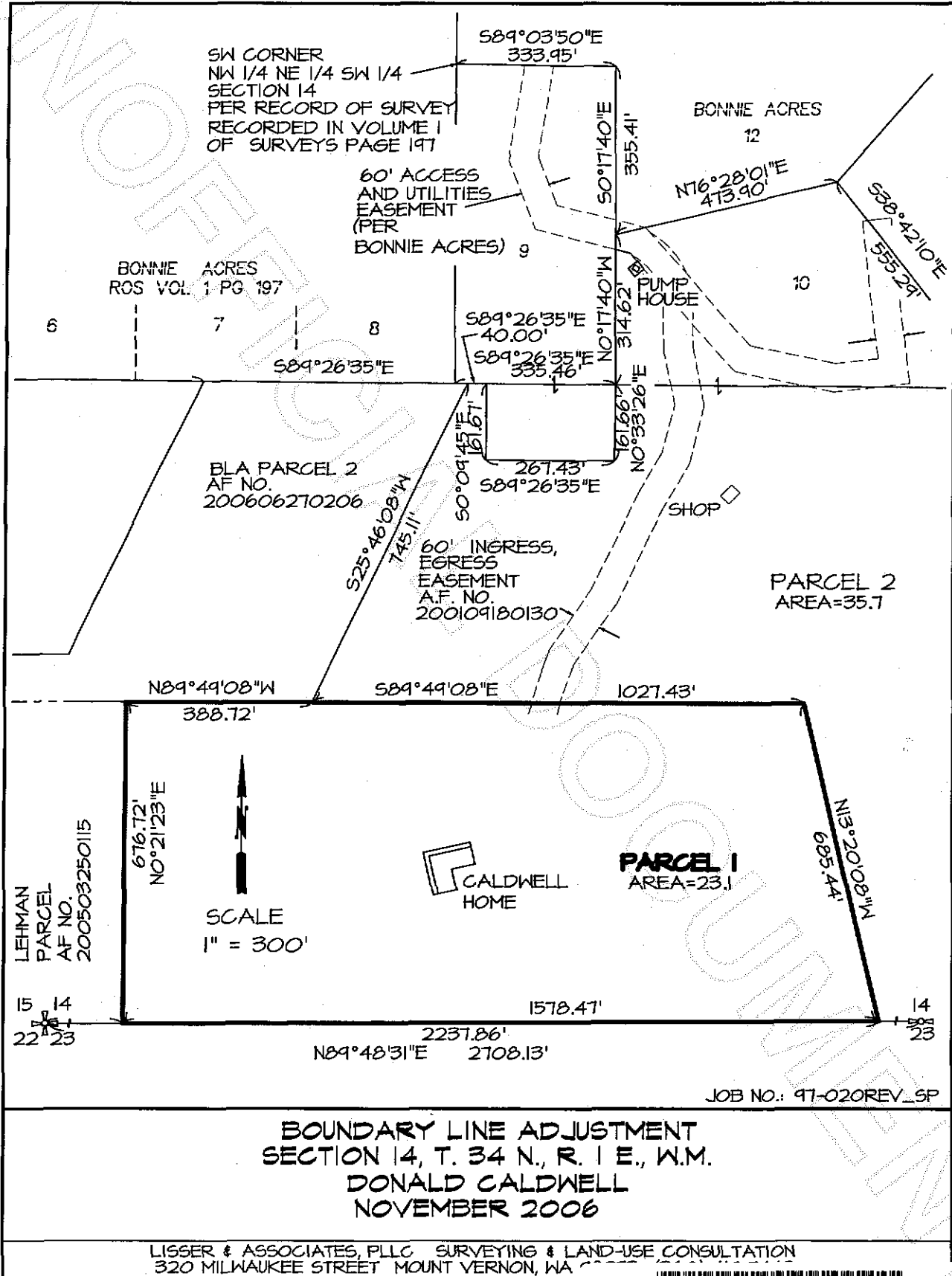
Situate in the County of Skagit, State of Washington.

Containing 23.09 acres



200701090102
Skagit County Auditor

EXHIBIT "D"



LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION
320 MILWAUKEE STREET MOUNT VERNON, WA



200701090102
Skagit County Auditor

LISSER & ASSOCIATES, PLLC

320 Milwaukee St, PO Box 1109, Mount Vernon WA 98273 (360) 419-7442 FAX (360) 419-0581

Exhibit "E"

(Reconfigured Parcel 2, subsequent to conveyance)

That portion of the Southwest 1/4 of Section 14, Township 34 North, Range 1 East, W.M. described as follows:

Commencing at the Southwest corner of said subdivision (Southwest Section corner);

thence North 89°48'31" East along the South line of said Southwest 1/4 for a distance of 2,237.86 feet to the TRUE POINT OF BEGINNING;

thence North 13°20'08" West for a distance of 685.44 feet, more or less, to a point on the Easterly projection of the South line of that certain Parcel No. 2 described on Quit Claim Deed (Boundary Line Adjustment) recorded under Skagit County Auditor's File No. 200606270206;

thence North 89°49'08" West along said projected line for a distance of 1,027.43 feet, more or less, to the Southeast corner of said Parcel No. 2 Auditor's File No. 200606270206;

thence North 25°46'08" East along the Easterly line of said Parcel No. 2 Auditor's File No. 200606270206 for a distance of 745.11 feet, more or less, to the Northeast corner thereof;

thence South 89°26'35" East along the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 14 for a distance of 40.00 feet, more or less, to the East line of the West 66.00 feet of the North 1/2 of the Southeast 1/4 of the Southwest 1/4;

thence South 0°09'45" East along said East line for a distance of 161.67 feet;

thence South 89°26'35" East for a distance of 267.43 feet;

thence North 0°33'26" East for a distance of 161.66 feet, more or less, to the Southwest corner of Tract 10 of that certain parcel known as Bonnie Acres as shown on Record of Survey map recorded in Book 1 of Surveys, page 197, under Auditor's File No. 840303;

thence North 0°17'40" West along the West line of said Tract 10 for a distance of 314.62 feet, more or less, to the Northwest corner thereof;

thence North 76°28'01" East along the Northwesterly line of said Tract 10 for a distance of 473.90 feet, more or less, to the Northerly most corner of said Tract 10;

thence South 38°42'10" East along the Northeasterly line of said Tract 10 for a distance of 555.29 feet, more or less, to the Southeasterly corner thereof, also being a point on the North line of said Southeast 1/4 of the Southwest 1/4 of Section 14;



200701090102

Skagit County Auditor

thence South 89°26'35" East along said North line for a distance of 200.00 feet, more or less, to the Northeast corner of said Southeast 1/4 of the Southwest 1/4;
thence South 0°41'43" East along the East line of said Southeast 1/4 of the Southwest 1/4 for a distance of 1,326.96 feet, more or less, to the Southeast corner thereof (South 1/4 corner) at a point bearing North 89°48'31" East from the TRUE POINT OF BEGINNING;
thence South 89°48'31" West along the South line of said Southwest 1/4 of Section 14 for a distance of 470.27 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 35.70 acres



200701090102
Skagit County Auditor

The above-described property is to be combined or aggregated as described into the two parcels:
Parcel 1 and Parcel 2.

This Boundary Line Adjustment is not for the purpose of creating an additional building lot.

APPROVED

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By: Grace Roeder

Date: 12/19/2006

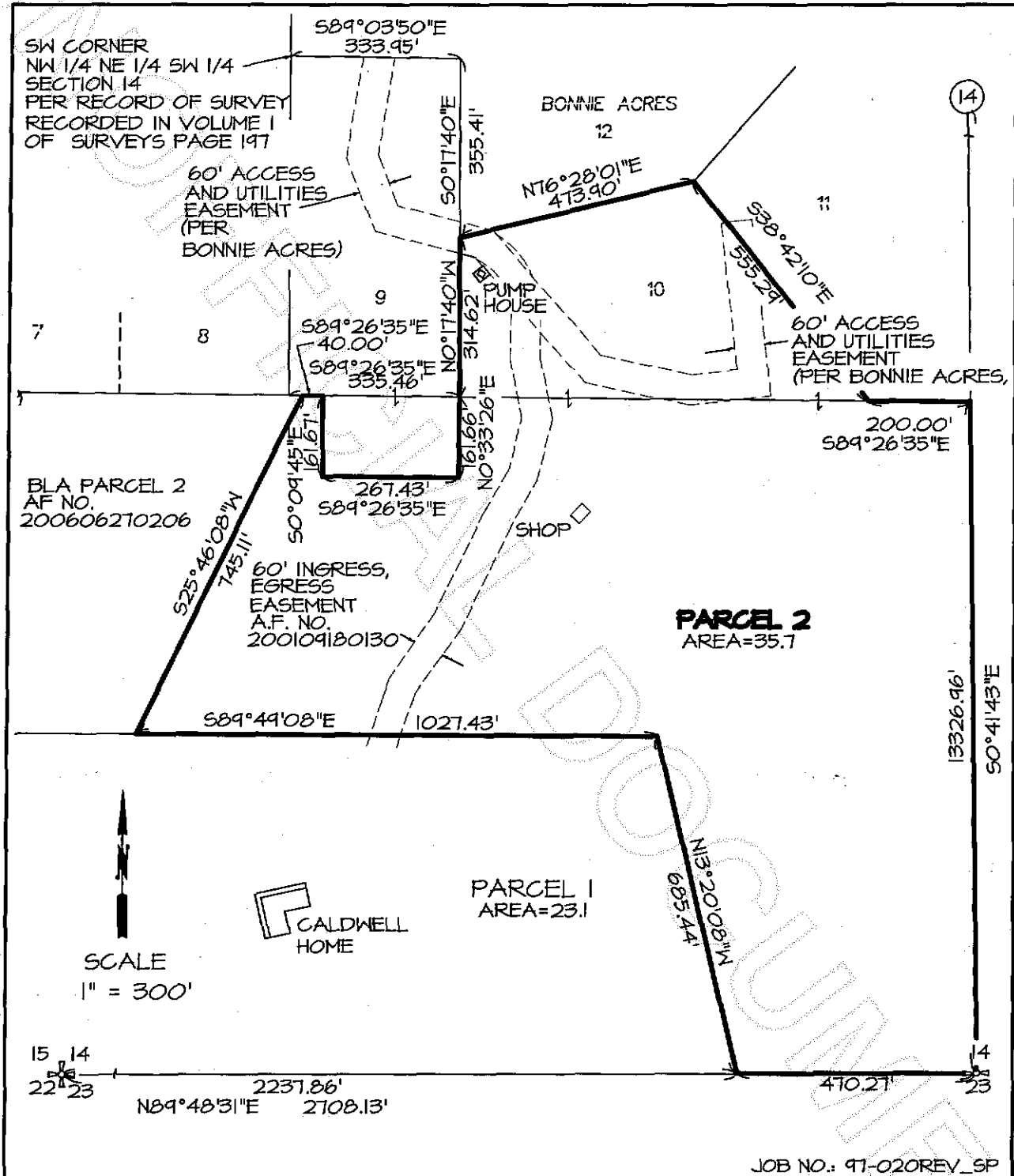
Title: Associate Planner



200701090102

Skagit County Auditor

EXHIBIT "F"



BOUNDARY LINE ADJUSTMENT
SECTION 14, T. 34 N., R. 1 E., W.M.
DONALD CALDWELL
NOVEMBER 2006

LISSER & ASSOCIATES, PLLC SURVEYING & LA
320 MILWAUKEE STREET MOUNT VERNON, WA

200701090102
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