



200702210005

Skagit County Auditor

2/21/2007 Page 1 of 4 9:15AM

PROPERTY LINE AGREEMENT

STATE OF Washington COUNTY OF Skagit

THIS AGREEMENT, made this 13 day of February, 2007,

Between Kendall D. and Nancy F. Gentry, husband and wife, whose property is described as Parcel "A", attached and

Randy L. and Nancy L. Flansburg, whose property is described as Parcel "B", attached.

who are landowners of adjoining properties separated by a common boundary line.

The Gentry's have made certain improvements upon the Flansburg property easterly of the private drive named Dungeness Lane with Flansburg consent. Those improvements include a rock retaining wall and landscaping which Gentry agrees to maintain at their sole expense. This document is to clarify that said Flansburg consent is never to be construed in any manner that would give Gentry a claim of adverse possession against said parcel, delineated on the attached map marked Exhibit "C".

P73637 Gibraltar Annex Lt 32 & 33

IN WITNESS WHEREOF, and intending this to be a legal and binding contract between them, the parties hereto have executed

this agreement on the 13th day of February, 2007.

[Handwritten signature of Kendall D. Gentry]

[Handwritten signature of Nancy F. Gentry]

Seal Nancy Flansburg

Seal Randy Flansburg

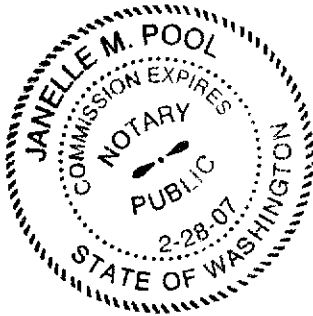
Seal _____

ACKNOWLEDGEMENT

I, Janelle M. Pool A
NOTARY PUBLIC OF SKAGIT
COUNTY DO HEREBY CERTIFY THAT
Kendall D. and Nancy F. Gentry

PERSONALLY APPEARED BEFORE ME
THIS DAY AND ACKNOWLEDGED THE
DUE EXECUTION OF THE FOREGOING
AGREEMENT. WITNESS MY HAND AND
SEAL THIS 13th DAY OF February
2007. 13th JMP

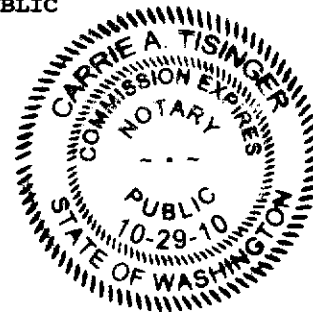
Janelle M. Pool
MY COMMISSION EXPIRES 02/28/07
NOTARY PUBLIC



I, Carrie A. Tisinger A
NOTARY PUBLIC OF SKAGIT
COUNTY DO HEREBY CERTIFY THAT
Randy L. and Nancy L. Flandsburg

PERSONALLY APPEARED BEFORE ME
THIS DAY AND ACKNOWLEDGED THE
DUE EXECUTION OF THE FOREGOING
AGREEMENT. WITNESS MY HAND AND
SEAL THIS 13th DAY OF February
2007.

Carrie A. Tisinger
MY COMMISSION EXPIRES 10-29-10
NOTARY PUBLIC



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PARCEL "A"

GENTRY

P 73637

Legal Description

GIBRALTER ANNEX, LOT 32 AND 33, ACRES 0.52, TOGETHER WITH TIDELANDS OF SECOND CLASS TO THE LINE OF MEAN LOW TIDE IN FRONT OF, ADJACENT TO AND ABUTTING UPON SAID TRACTS AND LYING BETWEEN THE EASTERLY EXTENSION OF THE NORTHERLY AND SOUTHERLY LINES OF SAID TRACT. AND ALSO TOGETHER WITH EASEMENT FOR ROADWAY OVER THE WESTERLY 12 FEET OF LOTS 28 TO 31, INCLUSIVE. SURVEY RECORDED UNDER AF#200305010048. ALSO TOGETHER WITH THAT PORTION OF LOT 13, PLAT OF "ENTNER'S TRACTS, SUBDIVISION NO. 1", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 73 AND 74, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 13, PLAT OF "ENTNER'S TRACTS, SUBDIVISION NO. 1"; THENCE NORTH 88 DEGREES 51' 00" EAST (INCORRECTLY SHOWN AS SOUTH 88 DEGREES 51' 00" EAST ON THE FACE OF SAID PLAT OF "ENTNER'S TRACTS, SUBDIVISION NO. 1") FOR A DISTANCE OF 177.42 FEET, MORE OR LESS, TO THE NORTHEAST CORNER THEREOF, ALSO BEING A POINT ON THE WEST LINE OF LOT 32, PLAT OF "GIBRALTER ANNEX AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 12 DEGREES 43' 00" EAST ALONG THE EAST LINE OF SAID LOT 13, PLAT OF "ENTNER'S TRACTS, SUBDIVISION NO. 1", ALSO BEING THE WEST LINE OF SAID LOT 32, PLAT OF "GIBRALTER ANNEX" FOR DISTANCE OF 11.15 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 32, ALSO BEING THE NORTHWEST CORNER OF LOT 33 SAID PLAT OF "GIBRALTER ANNEX"; THENCE CONTINUE SOUTH 12 DEGREES 43' 00" EAST ALONG SAID COMMON LINE FOR A DISTANCE OF 50.00 FEET TO AN ANGLE POINT ON SAID COMMON LINE; THENCE SOUTH 42 DEGREES 45' 00" WEST ALONG SAID COMMON LINE FOR A DISTANCE OF 10.35 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 33, ALSO BEING THE NORTHWEST CORNER OF LOT 34 SAID PLAT OF "GIBRALTER ANNEX"; THENCE CONTINUE SOUTH 42 DEGREES 45' 00" WEST ALONG SAID COMMON LINE FOR A DISTANCE OF 22.54 FEET; THENCE LEAVING SAID COMMON LINE NORTH 9 DEGREES 52' 32" WEST FOR A DISTANCE OF 28.44 FEET; THENCE NORTH 15 DEGREES 32' 47" WEST FOR A DISTANCE OF 57.30 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 13, PLAT OF "ENTNER'S TRACTS, SUBDIVISION NO. 1" AT A POINT BEARING SOUTH 88 DEGREES 51' 00" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 51' 00" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 29.11 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING. SURVEY RECORDED AF#200506130111.

PARCEL "B"

FLANDS BURG

P 65202

Legal Description

(TITLE ELIMINATION) INCLUDING MANUFACTURED HOME 2003 27X60 SKYLINE 60X28 SERIAL NUMBER D1910398R MODEL NUMBER 8711CT6028 ENTNER'S TRACTS SUBDIVISION 1 LOT 12 AND ALSO EXCEPT THAT PORTION OF LOT 12 OF PLAT OF ENTNER'S TRACTS SUBDIVISION NUMBER 1 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS PAGES 73 AND 74 RECORDS OF SKAGIT COUNTY WASHINGTON DESCRIBED AS FOLLOWS BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 12 42.51 FEET WEST OF THE EAST LINE OF SAID LOT SAID POINT BEING THE TRUE POINT OF BEGINNING THENCE CONTINUING WEST ALONG SAID SOUTH LINE 87.64 FEET THENCE NORTH AT RIGHT ANGLES 2.16 FEET THENCE SOUTHEASTERLY TO THE TRUE POINT OF BEGINNING TOGETHER WITH THAT PORTION OF LOT 13 PLAT OF ENTNER'S TRACTS SUBDIVISION NUMBER 1 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS PAGES 73 AND 74 RECORDS OF SKAGIT COUNTY WASHINGTON DESCRIBED AS FOLLOWS BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 13 130.15 FEET WEST OF THE EAST LINE OF SAID LOT SAID POINT BEING THE TRUE POINT OF BEGINNING THENCE CONTINUING WEST ALONG SAID NORTH LINE OF SAID LOT 13 47.27 FEET THENCE SOUTHEASTERLY TO A POINT 4 FEET SOUTH OF THE TRUE POINT OF BEGINNING THENCE NORTH 4 FEET TO THE TRUE POINT OF BEGINNING



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Skagit County GIS Map

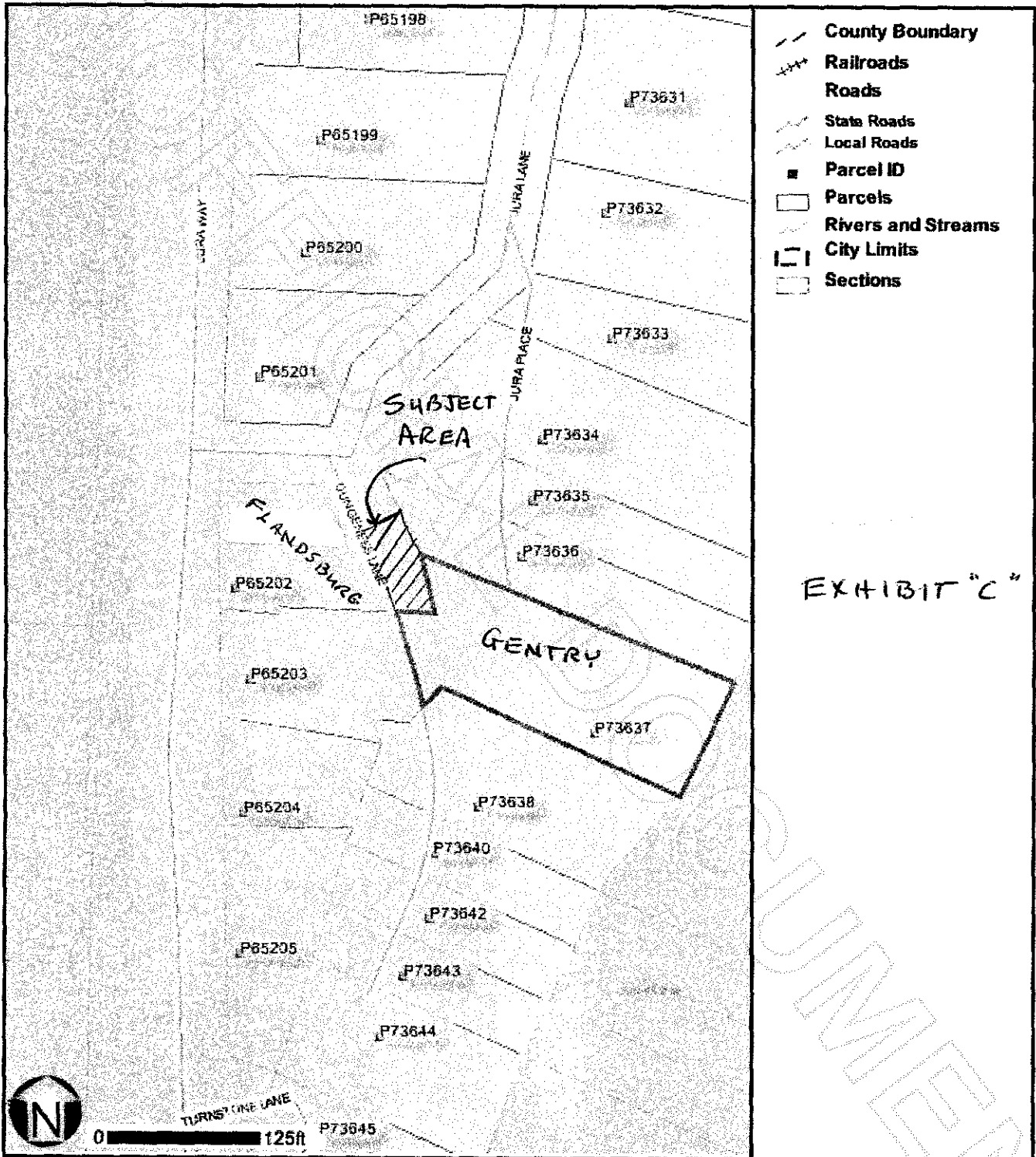


EXHIBIT "C"

Skagit County iMap

SKAGIT COUNTY does not attest to the accuracy to the data contained herein and makes no warranty with respect to the correctness or validity of this map. Data contained in this map is limited by the method and accuracy of its collection.

Map Scale:

1 inch = 125 Feet
(1 inch = 0.0 Miles)



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