

ORIGINAL

Amount Paid \$
By Skagit Co. Treasurer
Deputy

MAR 07 2008

Situate in Skagit County, State of Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

The Grantor, Skagit County, a Political Subdivision of the State of Washington, for the sole purpose of correcting inaccuracies in title to former public right-of-way to facilitate the issuance of title insurance, and not for monetary consideration, but for good and valuable consideration, conveys and quit claims to Edward P. Wardell and Gail A. Lewis, husband and wife, the Grantee(s), the following described real estate, including any after-acquired interest of Grantor, situated in the County of Skagit, State of Washington:

QUIT CLAIM DEED

Document Title: Quit Claim Deed
Grantor: Skagit County, a Political Subdivision of the State of Washington.
Grantee(s): Edward P. Wardell and Gail A. Lewis, husband and wife.
Tax Parcel No(s): P113677 (XrefID: 4135-028-004-0001); P113678 (XrefID: 4135-028-006-0000); and P74628 (XrefID: 4135-028-009-0101).
Abbreviated Legal: Portions of Vacated Right of Way Located Adjacent to Lots 3, 4, 5, 6, 7, 8, and 9, Block 28, "Plat of the Town of Montborne," Skagit County, Washington

SKAGIT COUNTY
Contract # C20080121
Page 1 of 5

After recording return to
Edward P. Wardell
18155 Montborne Road
Mount Vernon, WA 98274

200803070054
Skagit County Auditor
3/7/2008 Page 1 of 6 1:19PM



This Deed is given to quiet title to a public right-of-way pursuant to Laws 1889-90, Chapter 19, Section 32 and Laws of 1909, Chapter 90, Section 1, in recognition that this right-of-way was unopened between 1890 and 1904, and not for monetary consideration. The purpose of this deed is solely to correct an inaccuracy in the records of title.

This conveyance is subject to private easements and/or private rights-of-way, if any, over and across the above-described real property.

The above-described property is combined with adjoining properties of Grantee(s), and shall not be conveyed as separate building lots without compliance with the applicable Skagit County subdivision ordinance. The property described herein is to be aggregated with the property owned by Grantee(s) as part of the recognition of the reversionary rights of Grantee(s) to vacated streets and alleys, and is not for the purpose of creating additional building lot(s).

DATED this 19th day of February, 2008.

BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON

Don Munks
DON MUNKS, Chairman
Kenneth A. Dahlstedt
KENNETH A. DAHLSTEDT, Commissioner

ABSENT

Sharon Dillon
SHARON DILLON, Commissioner

Attest:
[Signature]
Clerk of the Board
Approved as to form:
[Signature]
Deputy Prosecuting Attorney

SKAGIT COUNTY

Contract # C2008012

Page 2 of 5



Skagit County Auditor

BOUNDARY ADJUSTMENT
Reviewed and approved
in accordance with S.C. Code Chapter 14.18
[Signature]
SKAGIT CO. PLANNING & PERMIT CNTR
Date: 3/2/2008

Skagit County Auditor

200803070054

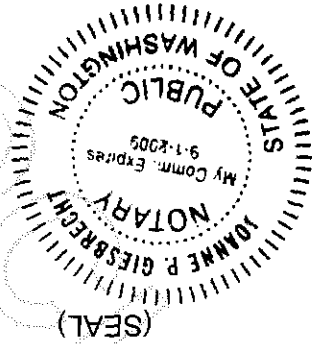


Page 3 of 5

Contract # C20080121

SKAGIT COUNTY

UNOFFICIAL DRAFT



Notary Public: JOHANN P. GIESBRECHT
Residing at: Mt. Vernon
My commission expires: 09-01-09

I certify that I know or have satisfactory evidence that Don Munks, Kenneth A. Dahsted, and/or Sharon Dillon is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was/were authorized execute the instrument and acknowledged it as Commissioner(s) of Skagit County, to be the free and voluntary act of such party for the uses and purposes herein mentioned.

DATED this 19th day of February, 2008

STATE OF WASHINGTON }
COUNTY OF SKAGIT }
ss.

Skagit County Auditor
200803070054



Contract # C20080121

SKAGIT COUNTY

PLAT OFFERED FOR SALE

THE SOUTHEASTERLY 1/2 OF VACATED GRANT ROAD AND THE SOUTHWESTERLY 1/2 OF VACATED WASHINGTON STREET, ALSO TOGETHER WITH THE NORTHEASTERLY 1/2 OF VACATED ALLEY, BOTH ADJOINING AND ABUTTING THE FOLLOWING DESCRIBED PARCEL:

LOT 3 THROUGH 9, BLOCK 28, "PLAT OF THE TOWN OF MONTBORNE", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE RIGHT-OF-WAY FOR LOGGING RAILROAD OVER AND ACROSS SAID BLOCK 28, AS CONVEYED TO NELSON-NEAL LUMBER COMPANY BY DEED DATED MARCH 28, 1936, AND RECORDED APRIL 7, 1936, IN VOLUME 169 OF DEEDS, PAGE 243, UNDER AUDITOR'S FILE NO. 277827, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO ANY EASEMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LEGAL DESCRIPTION

Exhibit A

Skagit County Auditor
200803070054



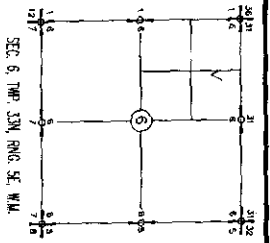
Adjusts Road Right-of-Way
and Alley

- PL08-0108 - P74627
- PL08-0109 - P113677
- PL08-0110 - P113678
- PL08-0111 - P74628

Boundary Line Adjustment

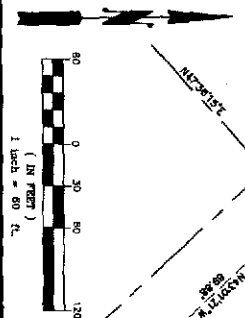
P30555

NE1/4 OF NW1/4, SEC. 6 TWP. 33N, R1G. 5E, W.M., SKAGIT COUNTY
RECORD OF SURVEY



LEGAL DESCRIPTION (P24628)
 LOTS 1, 5 AND 9, BLOCK 2A, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.
 EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE SAID BLOCK 2A, AS CONVEYED TO GORDON, GORDON & GORDON COMPANY BY DEED, BLOCK 2A, 1836 AND RECORDED APRIL 7, 1936 IN VOLUME 169 OF DEEDS, PAGE 244, UNDER AUDITOR'S FILE NO. 277827, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LEGAL DESCRIPTION (P24627)
 LOTS 1 AND 2, BLOCK 2A, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.
 EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE SAID BLOCK 2A, AS CONVEYED TO GORDON, GORDON & GORDON COMPANY BY DEED, BLOCK 2A, 1836 AND RECORDED APRIL 7, 1936 IN VOLUME 169 OF DEEDS, PAGE 244, UNDER AUDITOR'S FILE NO. 277827, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
LEGAL DESCRIPTION (P113672)
 LOTS 3 AND 4, BLOCK 2A, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.
 EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE SAID BLOCK 2A, AS CONVEYED TO GORDON, GORDON & GORDON COMPANY BY DEED, BLOCK 2A, 1836 AND RECORDED APRIL 7, 1936 IN VOLUME 169 OF DEEDS, PAGE 244, UNDER AUDITOR'S FILE NO. 277827, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
LEGAL DESCRIPTION (P113671)
 LOTS 5 AND 6, BLOCK 2A, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.
 EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE SAID BLOCK 2A, AS CONVEYED TO GORDON, GORDON & GORDON COMPANY BY DEED, BLOCK 2A, 1836 AND RECORDED APRIL 7, 1936 IN VOLUME 169 OF DEEDS, PAGE 244, UNDER AUDITOR'S FILE NO. 277827, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



LEGEND
 ○ FOUND POINT
 ● FOUND REBAR & CAP
 ○ CALCULATED POINT

SURVEYORS CERTIFICATE
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey record as the same appears in the records of the Auditor of Skagit County, Washington, and that the same is a true and correct copy of the original survey record as the same appears in the records of the Auditor of Skagit County, Washington.

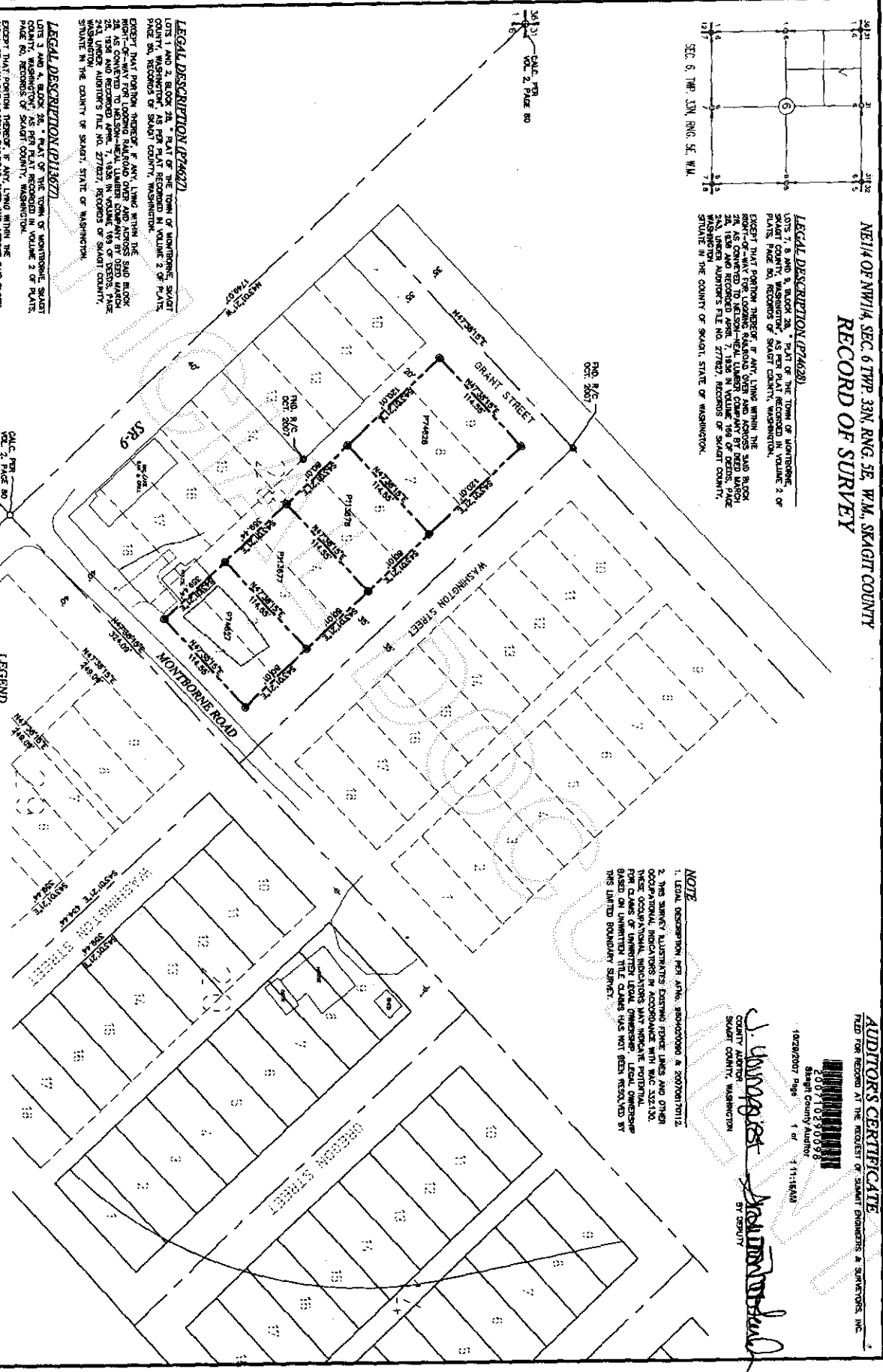
OCTOBER 2007
 J. W. [Signature]
 Auditor of Skagit County, Washington

OWNERS
 EDWARD S. WARD
 GAIL A. WARD
 JAMES S. LYON, SR.
 JAMES S. LYON, JR.
 JOHN WARD
 JOHN WARD, JR.
 JOHN WARD, III

DEEDS OF RECORD
 AS SHOWN IN ADVISE # ON THE CONTIGUOUS STATE HIGHWAY & SURVEY RECORDS & RECORDS OF THE COUNTY OF SKAGIT, WASHINGTON.

SUMMIT ENGINEERS & SURVEYORS, INC.
 2716 OLD HIGHWAY 50 SOUTH ROAD, MOUNTAIN VIEW, WA 98273
 PHONE (360) 836-1200 FAX (360) 836-4848
 EMAIL: YOUNG@SUMMITENGINEERS.COM

SUMMIT



NOTE
 1. LEGAL DESCRIPTION PER ADO. 288040000 & 20070107012.
 2. THE SURVEY INDICATES (FORMER) POWER LINES AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH SEC. 32.120. THESE OCCUPATIONAL INDICATORS MAY INDICATE POTENTIAL FOR CLAIMS OF UNWRITTEN LEGAL OWNERSHIP. LEGAL OWNERSHIP BASED ON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS LIMITED BOUNDARY SURVEY.

AUDITOR'S CERTIFICATE
 FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.
 J. W. [Signature]
 Auditor of Skagit County, Washington

10/28/2007 Page 1 of 1 (11:18AM)
 Skagit County Auditor
 200803070054