

When recorded return to:

Skagit County
1800 Continental Place
Mount Vernon, WA 98273



200803260033
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 128888-PE

Grantor: James M. Sakshaug, Jr.
Grantee: Skagit County, a Washington municipal corporation

LAND TITLE OF SKAGIT COUNTY
Statutory Warranty Deed

THE GRANTOR JAMES M. SAKSHAUG, JR., as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Skagit County, a Washington municipal corporation, a Washington Corporation the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Portion Gov Lot 4, 18-35-11 EWM

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): Portion of 351118-0-034-0006/P46185 & 351118-0-034-0100/P124415
351118-0-026-0006/P46175

The above described property will be combined or aggregated with contiguous property owner by the Grantee, and more specifically described on Exhibit "B" attached hereto. This boundary adjustment is not for the purpose of creating an additional building lot.

It is agreed between the Grantor and Grantee that rights of first refusal granted to Skagit County and all conditions concerning an agreement to establish a road as set forth in Auditor's File No. 9111040008 and 9306300079 have been waived, released and terminated.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 128888-PW.

Dated March 20, 2008

James M. Sakshaug, Jr.
James M. Sakshaug, Jr.

BOUNDARY ADJUSTMENT
Reviewed and approved
in accordance with S.C.
Code Chapter 14.18
Gene Roder
SKAGIT CO. PLANNING & PERMIT CNTR

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
925
Date: 3/21/2008

STATE OF Washington
COUNTY OF Skagit } SS: *SS*
Amount Paid \$ *nil*
Skagit Co. Treasurer

I certify that I know or have satisfactory evidence that James M. Sakshaug, Jr.
the person(s) who appeared before me, and said person(s) acknowledged that he
signed this instrument and acknowledge it to be his free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 3/25/08
Rosemaria Maria Cornejo

Notary Public in and for the State of Washington
Residing at La Cornejo
My appointment expires: 6/30/08

ADJUSTED SAKSHAUG PROPERTY DESCRIPTION

A tract of land in Government Lot 4 of Section 18, Township 35 North, Range 11, East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of Government Lot 4 of section 18; thence 230.00 feet N89-13-21E along the said North line of said Section 18, thence S00-48-17E, 30.00 feet to the True Point of Beginning, the Northwest Corner of the adjusted boundary line Parcel;

Thence S00-48-17E, 289.09 feet, thence N89-32-46E, 176.95 feet, thence N00-47-00W, 200.00 feet to the Southeast corner of Lot D, Auditor File # 200504270110, a Record of Survey for Marshall Cooper, thence S89-12-10E, 85.00 feet along the South line of said Lot D to the Southwest corner of said Lot D, thence N00-46-58W, 90.12 feet, thence S89-13-21W, 92.06 feet to the True Point of Beginning, with the intent of describing 1.00 acre of land.

Situate in the County of Skagit, State of Washington.



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DESCRIPTION:

EXHIBIT "A"

PARCEL "A":

That portion of Government Lot 4 of Section 18, Township 35 North, Range 11 East, W.M., described as follows:

Beginning at the Northwest corner of Section 18;
 thence 1,940 feet East along the said North line of said Section 18 to the true point of beginning;
 thence South 3 1/2° West 400 feet;
 thence South 26 1/2° West 225 feet;
 thence East to the West bank of the Skagit River;
 thence Northerly along the West bank of the Skagit River to the North line of Section 18 to the true point of beginning,

EXCEPT the North 50 feet thereof for highway purposes.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Government Lot 4 of Section 18, Township 35 North, Range 11 East, W.M., EXCEPT State Highway, AND EXCEPT the following described tracts:

- 1.) Beginning at the Northwest corner of said Government Lot 4;
 thence South 230 feet;
 thence East 230 feet;
 thence North 230 feet;
 thence West 230 feet to the point of beginning, EXCEPT State Highway No. 17A.
- 2.) Beginning at a point on the North line of Government Lot 4, 1,618 feet East of the Northwest corner of Government Lot 5, said Section 18, which is the true point of beginning;
 thence East along said North line 85 feet;
 thence South at right angles 120 feet;
 thence West 85 feet;
 thence North 120 feet to the true point of beginning, EXCEPT the North 50 feet thereof for State Highway purposes. (Also described as Parcel D of Marshall D. Cooper's Record of Survey recorded April 27, 2005, under Auditor's File No. 200504270110, records of Skagit County, Washington.)
- 3.) That portion thereof, conveyed to Everett Pulp & Paper Company by instrument recorded December 5, 1921, under Auditor's File No. 153353, more particularly described as follows:

Beginning at a point 1,963 feet East of the Northwest corner of Government Lot 5, Section 18, Township 35 North, Range 11 East, W.M.;

thence South 20° East 400 feet;
 thence South 9° West 300 feet;
 thence South 16° West to the intersection of the 16th line between Government Lots 4 and 5;
 thence South along said line to the South line of Government Lot 4;



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DESCRIPTION CONTINUED:

PARCEL "B" continued:

3. (continued):

thence East along the South line of Government Lot 4 to the West bank of the Skagit River;
thence North along the West bank of said river to the intersection of the North line of Section 18;
thence West along said Section line to the point of beginning,

ALSO EXCEPT portion to Nature Conservancy,

AND ALSO EXCEPT that portion, if any, conveyed to The Nature Conservancy lying Southeasterly of the over-flow channel of the Skagit River by Deed dated September 21, 1977 and recorded under Auditor's File No. 866627, records of Skagit County, Washington.

4.) Beginning at the Northwest corner of Government Lot 4 of Section 18;
thence 230.00 feet North 89°13'21" East along the said North line of said Section 18;
thence South 00°48'17" East, 30.00 feet to the true point of beginning, the Northwest corner of the adjusted boundary line Parcel;
thence South 00°48'17" East, 289.09 feet;
thence North 89°32'46" East, 176.95 feet;
thence North 00°47'00" West, 200.00 feet to the Southeast corner of Parcel D, Auditor's File No. 200504270110, a Record of Survey for Marshall Cooper;
thence South 89°12'10" East, 85.00 feet along the South line of said Parcel D to the Southwest corner of said Parcel D;
thence North 00°46'58" West, 90.12 feet;
thence South 89°13'21" West, 92.06 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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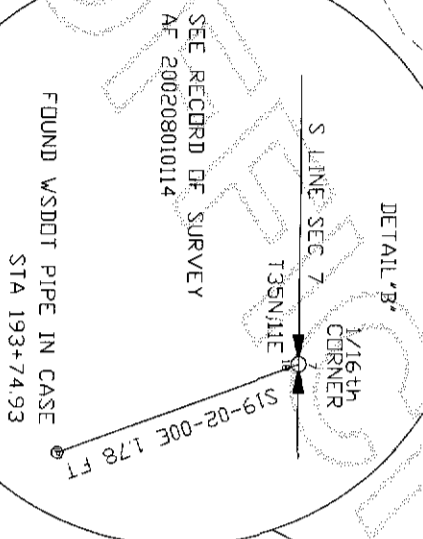
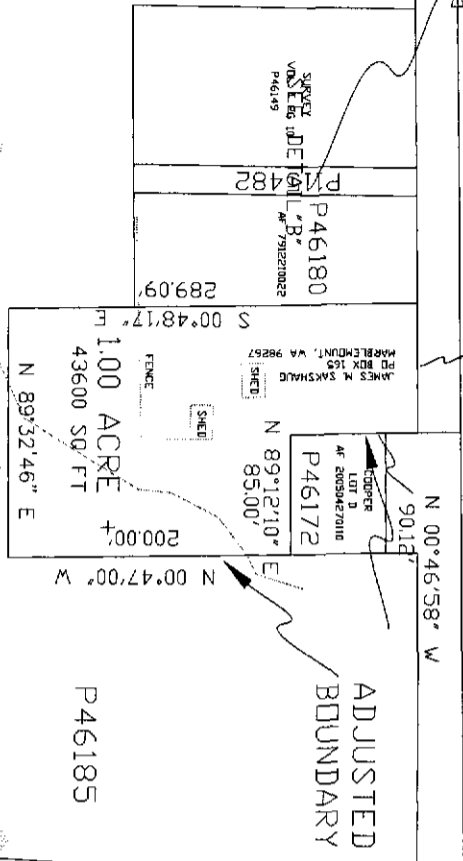
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WSDOT IRON PIPE IN CASE
CALCULATED 1/16TH CORNER
FROM RDS FOR SCPW
AF 200208010114

HWY 20

PRESENTIN PARK
BOUNDARY LINE ADJUSTMENT
SECTION 18 T35N ; R11E, W.M.

NORTH 1/4 18-35-11
SP 29-76



NOTE: RIVER NOT SURVEYED. APPROXIMATE LOCATION ONLY.

SKAGIT RIVER

Owner's Consent

Know all men by these presents that the undersigned
Owner certifies that the Boundary Line Adjustment
is made as a free act and deed, in witness whereof
we have hereunto set our hands and seals this
25th day of MARCH 2008.

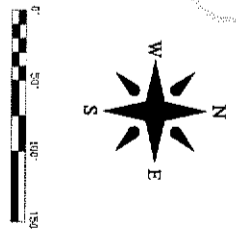
James M. Sakschaug
Owner

Boundary Line Adjustment

Reviewed and Approved in Accordance with
SCC Chapter 14.18.700 on

March 21 2008

Heidi Reed
Skagit County Planning & Development Services



SKAGIT PUBLIC COUNTY WORKS
MOUNT VERNON, WA 98273
CONTACT: 1800 CONTINENTAL PLACE
MOUNT VERNON, WA 98273
PH: 360-336-9400 FAX: 360-336-9369

BOUNDARY LINE ADJUSTMENT FOR SAKSHAUG
LOCATED NEAR SECTION 18 T35N R11E, WM

C&P NO.
FED. AID NO.
DESIGNED BY:
DRAWN BY: BP
CHECKED BY: BP
APPROVED BY:
PLOTTED: 3/20/08 9:38 AM
LAST EDIT: 3/20/08 9:35 AM
FILE: C:\WORK\PRESENTIN
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ADJUSTMENT.BLA.dwg

SAKSHAUG.BLA

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