



200804170049  
Skagit County Auditor

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200803260033  
Skagit County Auditor

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When recorded return to:

Skagit County  
1800 Continental Place  
Mount Vernon, WA 98273

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

**\*\*Re-record to add Exhibit B and correct legal description\*\***

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 Borden*  
SKAGIT CO. PLANNING & PERMIT CNTR

Date: 3/21/2008

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

925  
MAR 26 2008

STATE OF Washington  
COUNTY OF Skagit

SS: *[Signature]*

Amount Paid \$  
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  
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

*Gene Borden*  
Notary Public in and for the State of Washington

Residing at [Address]  
My appointment expires: 6/28/08

1157  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
APR 17 2008  
Amount Paid \$  
Skagit Co. Treasurer  
Deputy

## 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  $3\ 1/2^\circ$  West 400 feet;  
 thence South  $26\ 1/2^\circ$  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  $20^\circ$  East 400 feet;  
 thence South  $9^\circ$  West 300 feet;  
 thence South  $16^\circ$  West to the intersection of the 16<sup>th</sup> 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~~ West, 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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EXHIBIT "B"

Legal description of Grantee's adjoining Parcel:

Government Lots 5 and 6, Section 18, Township 35 North, Range 11 East, W.M., EXCEPT the following described tract:

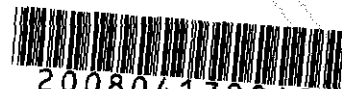
Beginning at the Northeast corner of said Government Lot 5;  
thence South 209 feet;  
thence West 418 feet;  
thence North 209 feet to the section line;  
thence East along the section line to the point of beginning,

EXCEPT road along the North line thereof.

Situate in the County of Skagit, State of Washington.

Tax Parcel No.s:

351118-0-009-0106	Property I.D. No.: P46151
351118-0-009-0007	Property I.D. No.: P46150
351118-0-010-0004	Property I.D. No.: P46152



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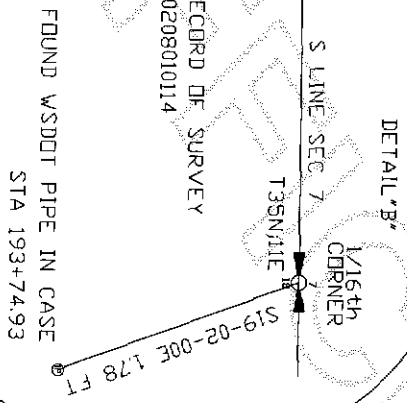
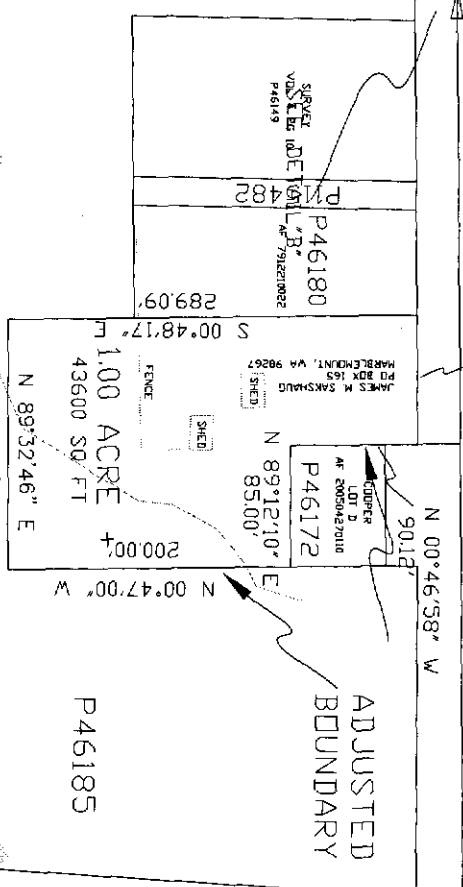
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5 11:38AM

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

HWY 20

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

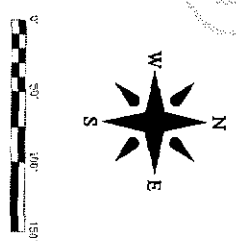


NOTE: RIVER NOT SURVEYED  
APPROXIMATE LOCATION ONLY.  
SKAGIT RIVER

Owner's Consent

Know all men by these presents that the undersigned  
Dwerner 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. Sakshaug*  
Dwerner

Boundary Line Adjustment  
Reviewed and Approved in Accordance with  
SCC Chapter 14.18.700 on  
March 21, 2008  
*Grace Beck*  
Skagit County Planning & Development Services



**SKAGIT PUBLIC COUNTY WORKS**  
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.R.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: G:\0908\07\PRESSENTIN  
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