



200903310093

Skagit County Auditor

3/31/2009 Page 1 of 11 2:43PM

When recorded return to:

Craig Sjostrom  
411 Main Street  
Mount Vernon, Washington 98273

**Quitclaim Deed**  
(Boundary Line Adjustment)

888  
SKAGIT COUNTY Auditor  
DEVELOPMENT & SERVICE  
REC'D  
MAY 11 2009  
Hibm

Grantor: C & V Farms, LLC

Grantee: C & V Farms, LLC

Legal Description: Ptn E 1/2 SE 1/4 SW 1/4 10-34-3

Assessor's Property Tax Parcel or Account Nos.: P21354; P21345

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, made this 13<sup>TH</sup> day of MARCH, 2009, between C & V Farms, LLC, a Washington limited liability company, Grantor, and C & V Farms, LLC, a Washington limited liability company, Grantee.

**Recitals**

- a. Grantor/ Grantee is the owner of Parcels P21354 and P21345, more particularly described in the attached Exhibits A & B. The parcels adjoin one another.
- b. Grantor/ Grantee wishes to adjust the boundaries between the subject parcels, with a portion of P21354, described in the attached Exhibit C, to be incorporated into P21345.
- c. The adjusted description of P21354 is set forth in the attached Exhibit D.

- d. The adjusted description of P21345 is set forth in the attached Exhibit E.
- e. The location of the Boundary Adjustment is shown on the map set forth on the attached Exhibit F.

**Conveyance**

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantor does hereby QUIT CLAIM to the grantee all of its interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibit C.

This boundary adjustment is not for the purposes of creating an additional building lot.

DATED: MARCH 13, 2009.

C & V FARMS, LLC

By: *Nick A. Cecotti*  
*Vernon A. Viomore*, Members

STATE OF WASHINGTON )  
 ) :ss.  
 COUNTY OF SKAGIT )

*NICK A. CECOTTI AND  
 VERNON A. VIOMORE*

On this 13<sup>th</sup> day of MARCH, 2009, before me personally appeared *Nick A. Cecotti and Vernon A. Viomore*, to me known to be a member of C & V Farms, LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that ~~he or she~~ <sup>they were</sup> was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said limited liability company.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

BRUCE G. LISSER  
 STATE OF WASHINGTON  
 NOTARY --♦-- PUBLIC  
 My Commission Expires 7-14-2012

*Bruce G. Lisser*  
 NOTARY PUBLIC in and for the State of Washington, residing at  
*Mount Vernon*  
 My commission expires: 7-14-12  
 Name: *Bruce G. Lisser*



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**Exhibit "A"**

**P-21354 Prior to Boundary Line Adjustment  
Skagit County Lot Certification No. PL-08-0146**

The East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 34 North, Range 3 East, W.M., lying North of the North line of that certain 30-foot strip of land running along the South line of said subdivision, commonly known as Memorial Highway (SR-536), as conveyed to Skagit County for road purposes by Quit Claim deed dated July 28, 1894 and recorded August 15, 1894 in Volume 30 of Deeds, page 63, under Auditor's File No. 20075, records of Skagit County, EXCEPT the South 240 feet of the East 310 feet thereof;

TOGETHER WITH the East 1/2 of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 34 North, Range 3 East, W.M.

EXCEPT that portion lying within the boundaries of the following described tract:

BEGINNING at the Southeast corner of said East 1/2 of the West 1/2 of the Southeast 1/4 of the Southwest 1/4;  
thence North along the East line of said subdivision for a distance of 276 feet;  
thence West parallel with the South line of said subdivision for a distance of 128 feet;  
thence South parallel with the East line of said subdivision for a distance of 276 feet to the South line of said subdivision;  
thence East along said South line for a distance of 128 feet to the POINT OF BEGINNING;

EXCEPT the North 25 feet of the East 25 feet thereof.

AND EXCEPT FROM ALL OF THE ABOVE the South 30 feet thereof for road, commonly known as Memorial Highway (SR-536);

ALL OF THE ABOVE 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.

Containing 27.26 acres



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**Exhibit "B"**

**Portion of P-21345 Prior to Boundary Line Adjustment  
Skagit County Lot Certificate No. PL-08-0063**

The East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 10, Township 34 North, Range 3 East, W.M. lying Southerly of Primary State Highway No. 1, Fredonia to Junction U.S. 99 as condemned by Skagit County Superior Court Cause No. 24797;

EXCEPT any portion thereof conveyed to the State of Washington by Warranty deed recorded under Skagit County Auditor's File No. 200608180077;

ALSO EXCEPT ditch rights of way.

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 17.34 acres



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**Exhibit "C"**

**Portion of P-21354 Boundary Line Adjusted to East 1/2 of P-21345**

The East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 34 North, Range 3 East, W.M., lying North of the North line of that certain 30-foot strip of land running along the South line of said subdivision, commonly known as Memorial Highway (SR-536), as conveyed to Skagit County for road purposes by Quit Claim deed dated July 28, 1894 and recorded August 15, 1894 in Volume 30 of Deeds, page 63, under Auditor's File No. 20075, records of Skagit County, EXCEPT the South 240 feet of the East 310 feet thereof;

TOGETHER WITH the East 1/2 of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 34 North, Range 3 East, W.M.

EXCEPT that portion lying within the boundaries of the following described tract:

BEGINNING at the Southeast corner of said East 1/2 of the West 1/2 of the Southeast 1/4 of the Southwest 1/4;  
thence North along the East line of said subdivision for a distance of 276 feet;  
thence West parallel with the South line of said subdivision for a distance of 128 feet;  
thence South parallel with the East line of said subdivision for a distance of 276 feet to the South line of said subdivision;  
thence East along said South line for a distance of 128 feet to the POINT OF BEGINNING;

EXCEPT the North 25 feet of the East 25 feet thereof.

AND ALSO EXCEPT that portion of said East 1/2 of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 described as follows:

BEGINNING at the Southeast corner of said subdivision;  
thence South 89°27'09" West along the South line thereof for a distance of 128.00 feet to the TRUE POINT OF BEGINNING;  
thence North 0°14'50" East parallel with the East line of said subdivision along the West line of that certain parcel described on Statutory Warranty deed to Johnna K. Harvey recorded under Skagit County Auditor's File No. 200306170120 for a distance of 276.00 feet to the Northwest corner of said Harvey parcel;  
thence South 89°27'09" West parallel with said South line for a distance of 57.85 feet;  
thence North 0°13'31" East parallel with the West line of said subdivision for a distance of 263.00 feet;  
thence South 89°27'09" West for a distance of 140.00 feet, more or less, to the West line of said subdivision, also being the East line of Lot 3, Skagit County Short Plat No. PL-08-0093, approved July 18, 2008 and recorded July 25, 2008 under Skagit County Auditor's File No. 200807250063;



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thence South 0°13'31" West along said West line of said subdivision, also being the East line of said Skagit County Short Plat No. PL-08-0093, for a distance of 539.00 feet, more or less, to the Southeast corner of said subdivision at a point bearing South 89°27'09" West from the TRUE POINT OF BEGINNING; thence North 89°27'09" East along the South line of said subdivision for a distance of 197.75 feet, more or less, to the TRUE POINT OF BEGINNING.

EXCEPT FROM ALL OF THE ABOVE the South 30 feet thereof for road, commonly known as Memorial Highway (SR-536).

ALL OF THE ABOVE 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.

Containing 25.3 acres

The above-described parcel will be combined or aggregated with contiguous property to the North owned by the Grantee (East 1/2 of P-21345 per Lot Certificate PL-08-0063)).

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

**APPROVED**

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

Skagit County

By:

Title:

*Goed Roeder*  
Senior Planner

Date:

*3/19/2009*



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**Exhibit "D"**

**Remainder P-21354  
After Boundary Line Adjustment**

That portion of said East 1/2 of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 34 North, Range 3 East, W.M. described as follows:

BEGINNING at the Southeast corner of said subdivision;  
thence South 89°27'09" West along the South line thereof for a distance of 128.00 feet to the TRUE POINT OF BEGINNING;  
thence North 0°14'50" East parallel with the East line of said subdivision along the West line of that certain parcel described on Statutory Warranty deed to Johnna K. Harvey recorded under Skagit County Auditor's File No. 200306170120 for a distance of 276.00 feet to the Northwest corner of said Harvey parcel;  
thence South 89°27'09" West parallel with said South line for a distance of 57.85 feet;  
thence North 0°13'31" East parallel with the West line of said subdivision for a distance of 263.00 feet;  
thence South 89°27'09" West for a distance of 140.00 feet, more or less, to the West line of said subdivision, also being the East line of Lot 3, Skagit County Short Plat No. PL-08-0093, approved July 18, 2008 and recorded July 25, 2008 under Skagit County Auditor's File No. 200807250063;  
thence South 0°13'31" West along said West line of said subdivision, also being the East line of said Skagit County Short Plat No. PL-08-0093, for a distance of 539.00 feet, more or less, to the Southeast corner of said subdivision at a point bearing South 89°27'09" West from the TRUE POINT OF BEGINNING;  
thence North 89°27'09" East along the South line of said subdivision for a distance of 197.75 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH a non-exclusive mutually beneficial easement for ingress, egress and utilities over, under and across a portion of the Southeast 1/4 of the Southwest 1/4 of said Section 10, Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at the Southeast corner of the East 1/2 of the West 1/2 of said Southeast 1/4 of the Southwest 1/4;  
thence North 0°14'50" East along the East line of said subdivision for a distance of 320.65 feet;  
thence North 35°34'06" West for a distance of 266.61 feet;  
thence South 89°27'09" West parallel with the South line of said subdivision for a distance of 169.93 feet, more or less, to the West line of said East 1/2 of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 at a point bearing North 0°13'31" East and a distance of 539.00 feet from the Southwest corner of said subdivision;  
thence North 0°13'31" East along said West line for a distance of 20.00 feet;  
thence North 89°27'09" East for a distance of 178.97 feet;



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thence South 35°34'06" East for a distance of 302.42 feet, more or less, to a point 30.00 feet East (as measured perpendicular) of the East line of said East 1/2 of the West 1/2 of the Southeast 1/4 of the Southwest 1/4;  
thence South 0°14'50" West parallel with said East line for a distance of 311.31 feet, more or less, to the South line of the Southwest 1/4 at a point bearing North 89°27'09" East from the TRUE POINT OF BEGINNING;  
thence South 89°27'09" West along said South line for a distance of 30.00 feet, more or less, to the POINT OF BEGINNING.

EXCEPT FROM ALL OF THE ABOVE the South 30 feet thereof for road, commonly known as Memorial Highway (SR-536).

AND ALSO 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 1.96 acres



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**Exhibit "E"**

**Portions of P-21354 and East 1/2 of P-21345  
After Boundary Line Adjustment**

The East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 10, Township 34 North, Range 3 East, W.M. lying Southerly of Primary State Highway No. 1, Fredonia to Junction U.S. 99 as condemned by Skagit County Superior Court Cause No. 24797;

EXCEPT any portion thereof conveyed to the State of Washington by Warranty deed recorded under Skagit County Auditor's File No. 200608180077;

ALSO EXCEPT ditch rights of way.

TOGETHER WITH the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 34 North, Range 3 East, W.M., lying North of the North line of that certain 30-foot strip of land running along the South line of said subdivision, commonly known as Memorial Highway (SR-536), as conveyed to Skagit County for road purposes by Quit Claim deed dated July 28, 1894 and recorded August 15, 1894 in Volume 30 of Deeds, page 63, under Auditor's File No. 20075, records of Skagit County,  
EXCEPT the South 240 feet of the East 310 feet thereof;

ALSO TOGETHER WITH the East 1/2 of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 34 North, Range 3 East, W.M.

EXCEPT that portion lying within the boundaries of the following described tract:

BEGINNING at the Southeast corner of said East 1/2 of the West 1/2 of the Southeast 1/4 of the Southwest 1/4;  
thence North along the East line of said subdivision for a distance of 276 feet;  
thence West parallel with the South line of said subdivision for a distance of 128 feet;  
thence South parallel with the East line of said subdivision for a distance of 276 feet to the South line of said subdivision;  
thence East along said South line for a distance of 128 feet to the POINT OF BEGINNING;

EXCEPT the North 25 feet of the East 25 feet thereof.

AND ALSO EXCEPT that portion of said East 1/2 of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 described as follows:

BEGINNING at the Southeast corner of said subdivision;  
thence South 89°27'09" West along the South line thereof for a distance of 128.00 feet to the TRUE POINT OF BEGINNING;  
thence North 0°14'50" East parallel with the East line of said subdivision along the West line of that certain parcel described on Statutory Warranty deed to Johnna K. Harvey recorded under Skagit County Auditor's File No.



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200306170120 for a distance of 276.00 feet to the Northwest corner of said Harvey parcel;  
thence South 89°27'09" West parallel with said South line for a distance of 57.85 feet;  
thence North 0°13'31" East parallel with the West line of said subdivision for a distance of 263.00 feet;  
thence South 89°27'09" West for a distance of 140.00 feet, more or less, to the West line of said subdivision, also being the East line of Lot 3, Skagit County Short Plat No. PL-08-0093, approved July 18, 2008 and recorded July 25, 2008 under Skagit County Auditor's File No. 200807250063;  
thence South 0°13'31" West along said West line of said subdivision, also being the East line of said Skagit County Short Plat No. PL-08-0093, for a distance of 539.00 feet, more or less, to the Southeast corner of said subdivision at a point bearing South 89°27'09" West from the TRUE POINT OF BEGINNING;  
thence North 89°27'09" East along the South line of said subdivision for a distance of 197.75 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH a non-exclusive mutually beneficial easement for ingress, egress and utilities over, under and across a portion of the Southeast 1/4 of the Southwest 1/4 of said Section, Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at the Southeast corner of the East 1/2 of the West 1/2 of said Southeast 1/4 of the Southwest 1/4;  
thence North 0°14'50" East along the East line of said subdivision for a distance of 320.65 feet;  
thence North 35°34'06" West for a distance of 266.61 feet;  
thence South 89°27'09" West parallel with the South line of said subdivision for a distance of 169.93 feet, more or less, to the West line of said East 1/2 of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 at a point bearing North 0°13'31" East and a distance of 539.00 feet from the Southwest corner of said subdivision;  
thence North 0°13'31" East along said West line for a distance of 20.00 feet;  
thence North 89°27'09" East for a distance of 178.97 feet;  
thence South 35°34'06" East for a distance of 302.42 feet, more or less, to a point 30.00 feet East (as measured perpendicular) of the East line of said East 1/2 of the West 1/2 of the Southeast 1/4 of the Southwest 1/4;  
thence South 0°14'50" West parallel with said East line for a distance of 311.31 feet, more or less, to the South line of the Southwest 1/4 at a point bearing North 89°27'09" East from the TRUE POINT OF BEGINNING;  
thence South 89°27'09" West along said South line for a distance of 30.00 feet, more or less, to the POINT OF BEGINNING.

EXCEPT FROM ALL OF THE ABOVE the South 30 feet thereof for road, commonly known as Memorial Highway (SR-536).

AND ALSO 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.

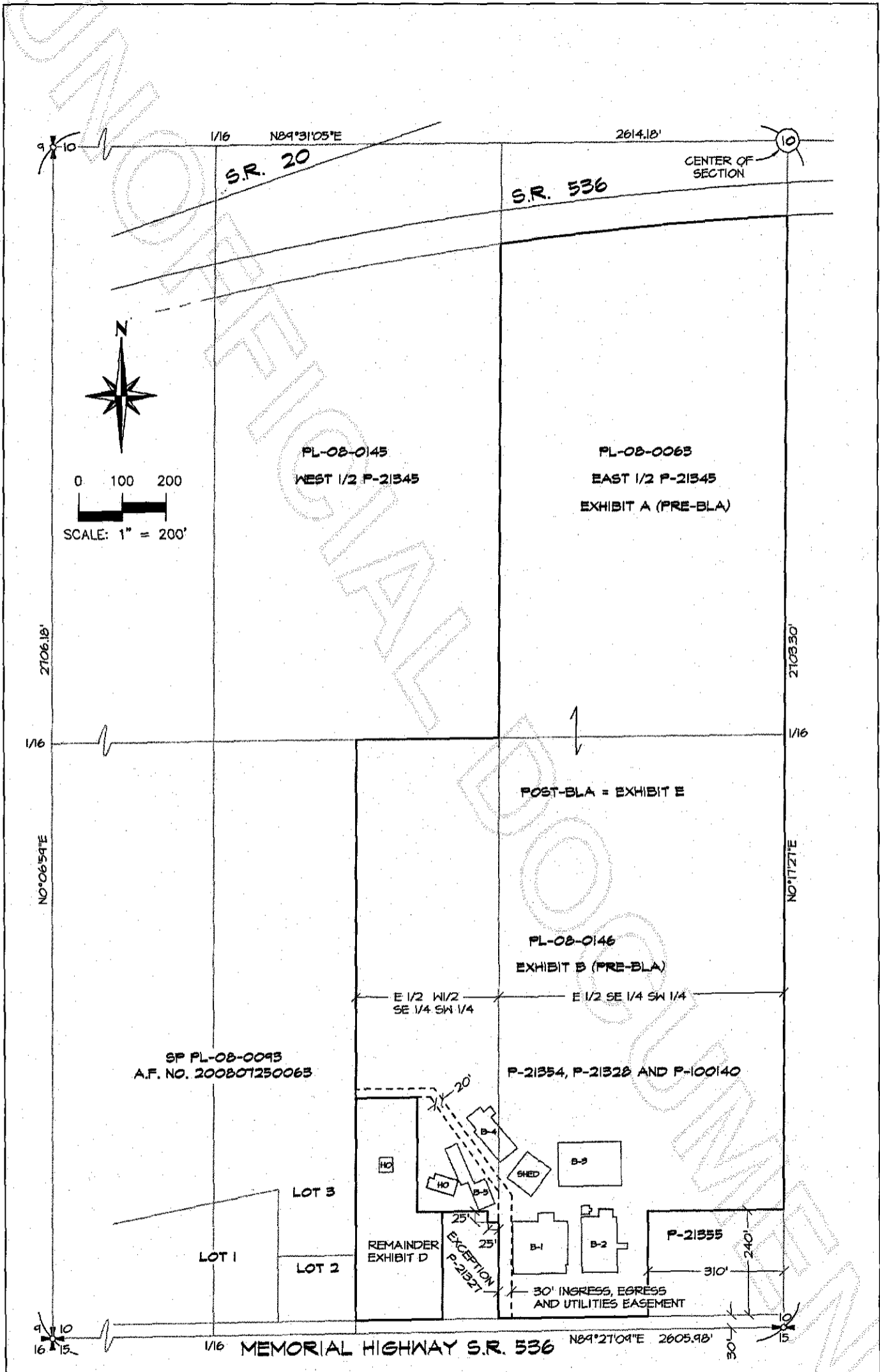
Containing 42.16 acres



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EXHIBIT F



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**LISSE & ASSOCIATES, PLLC**  
 SURVEYING & LAND-USE CONSULTATION  
 320 MILWAUKEE STREET  
 MOUNT VERNON, WA 98273  
 360-418-7442

**BOUNDARY LINE ADJUSTMENT EXHIBIT**  
**SECTION 10, T. 34 N., R. 3 E., W.M.**  
**SKAGIT COUNTY, WASHINGTON**

DATE: 2/13/09
DRAWING: 08-029BLA
JOB NO. 08-029
FOR: C&V FARMS



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