

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Craig E. Cammock, WSBA #24185
Skagit Law Group, PLLC
227 Freeway Drive, Suite B
P. O. Box 336
Mount Vernon, WA 98273



201103040046
Skagit County Auditor
3/4/2011 Page 1 of 12 11:15AM

QUITCLAIM DEED FOR BOUNDARY LINE ADJUSTMENT

Grantor (s): DYNES REAL ESTATE HOLDINGS, LLC,
a Washington Limited Liability Company;
PETER J. HILZINGER, an unmarried man, as
his separate property, and
RONALD HILZINGER, an unmarried man, as his
separate property;

Grantee (s): DYNES REAL ESTATE HOLDINGS, LLC,
a Washington Limited Liability Company;
PETER J. HILZINGER, an unmarried man, as
his separate property, and
RONALD HILZINGER, an unmarried man, as his
separate property

Additional Grantor(s) on page(s)
Additional Grantee(s) on page(s)
Abbreviated Legal: Ptn Lot 2, Block 131, First Add. to Burlington
Ptn Lot 3, Block 131, First Add. to Burlington
1 through 8

Additional Legal on page(s):
Assessor's Tax Parcel Nos.: P72172 / 4077-131-002-0001
P72174 / 4077-131-003-0109

The GRANTOR and GRANTEE, DYNES REAL ESTATE HOLDINGS, LLC, a Washington Limited Liability Company, is the owner of the following parcel of property:

(P72172):
Lot 2, Block 131, plat of "First Addition to Burlington, Skagit Co., Wash.", as per plat recorded in Volume 3 of Plats, page 11 of the records of Skagit County, situate in the County of Skagit, State of Washington.

EXCEPTING that portion of said Lot 2 more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 2, Block 131; thence South 89°36'54" East along the North line of said Lot 2 for a distance of 154.85 feet, more or less, to the Southeast corner of the West 1/2 of Lot 1, Block 131, said plat of "First Addition to Burlington, Skagit Co., Wash."; thence South 0°21'55" East on the Southerly projection of the East line of said West 1/2 of Lot 1 for a distance of 5.36 feet; thence South 88°52'43" West for a distance of 154.85 feet, more or less, to the West line of said Lot 2, also being the East right-of-way margin of South Pine Street, at a point bearing South 0°22'11" East from the POINT OF BEGINNING; thence North 0°22'11" West along said West line for a distance of 9.43 feet, more or less, to the POINT OF BEGINNING.

TOGETHER WITH the North 15.27 feet (as measured perpendicular to the North line) of the West 1/2 of Lot 3, Block 131, said plat of "First Addition to Burlington, Skagit Co., Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Burlington, County of Skagit, State of Washington.

THE GRANTORS and GRANTEES, PETER J. HILZINGER, a single man, as his separate estate, and RONALD HILZINGER, a single man, as his separate estate, are the owners of the following parcel of property:

(P72174):

The East 1/2 of Lot 3, Block 131, plat of "First Addition to Burlington, Skagit Co., Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Burlington, County of Skagit, State of Washington.



WHEREAS: THE GRANTORS and GRANTEES, DYNES REAL ESTATE HOLDINGS, LLC, a Washington Limited Liability Company, and PETER J. HILZINGER, a single man, as his separate estate, and RONALD HILZINGER, a single man, as his separate estate, wish to reconfigure the above-described parcels through a boundary line adjustment:

NOW THEREFORE, THE GRANTOR, DYNES REAL ESTATE HOLDINGS, LLC, a Washington Limited Liability Company, in consideration of and for the purpose of establishing new boundary lines between parcels owned by Grantors and Grantees, does hereby convey and quitclaim to PETER J. HILZINGER, a single man, as his separate estate, and RONALD HILZINGER, a single man, as his separate estate, as Grantees, the following described real estate situate in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein, to-wit: that property described as:

That portion of Lot 2, Block 131, Plat of "First Addition to Burlington, Skagit Co., Wash." as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 2, Block 131; thence North 89°36'54" West along the North line of said Lot 2 for a distance of 13.30 feet; thence South 14°34'07" West for a distance of 17.86 feet; thence North 76°28'40" West for a distance of 48.25 feet; thence South 15°17'07" West for a distance of 26.72 feet; thence South 67°45'11" East for a distance of 12.28 feet; thence South 5°04'17" West for a distance of 45.06 feet; thence South 47°09'25" West for a distance of 16.13 feet; thence South 14°29'33" West for a distance of 20.41 feet, more or less, to the South line of said Lot 2; thence South 89°36'54" East along the South line of said Lot 2 for a distance of 82.01 feet to the Southeast corner thereof at a point bearing South 0°21'39" East from the POINT OF BEGINNING; thence North 0°21'39" West along the East line of said Lot 2, also being the Westerly right-of-way margin of South Anacortes Street, for a distance of 112.50 feet, more or less, to the POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Burlington, County of Skagit, State of Washington.
Containing 7,056 sq. ft.



The above-described parcel will be combined or aggregated with contiguous property to the south (P72174) owned by Grantees, PETER J. HILZINGER and RONALD HILZINGER.

AND FURTHER, THE GRANTORS, PETER J. HILZINGER, a single man, as his separate estate, and RONALD HILZINGER, a single man, as his separate estate, in consideration of and for the purpose of establishing new boundary lines between parcels owned by Grantors and Grantees, do hereby convey and quitclaim to DYNES REAL ESTATE HOLDINGS, LLC, a Washington Limited Liability Company, as Grantee, the following described real estate situate in the County of Skagit, State of Washington, together with all after-acquired title of the Grantors therein, to-wit: that property described as:

That portion East 1/2 of Lot 3, Block 131, Plat of "First Addition to Burlington, Skagit Co., Wash." as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 3, Block 131;
thence North 89°36'54" West along the North line of said Lot 3
for a distance of 82.01 feet to the TRUE POINT OF
BEGINNING;
thence continue North 89°36'54" West along said North line for
a distance of 72.83 feet, more or less, to the Northwest corner of
said East 1/2 of Lot 3;
thence South 0°21'55" East along the West line of said East 1/2
of Lot 3, for a distance of 112.50 feet, more or less, to the
Southwest corner of said East 1/2 of Lot 3;
thence South 89°36'54" East along the South line of said Lot 3
for a distance of 68.84 feet;
thence North 1°05'51" West for a distance of 92.91 feet, more or
less, to a point bearing South 14°29'33" West from the TRUE
POINT OF BEGINNING;
thence North 14°29'33" East for a distance of 20.23 feet, more
or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Burlington, County of Skagit, State of Washington,
Containing 7,716 sq. ft.



The above-described parcel will be combined or aggregated with contiguous property to the south (P72172) owned by the Grantee, DYNES REAL ESTATE HOLDINGS, LLC.

After completion of this boundary line adjustment, the parcels owned by the Grantors and Grantees shall be described as follows:

Revised Parcel of Dynes Real Estate Holdings, LLC (P72172):

Lot 2, Block 131, plat of "First Addition to Burlington, Skagit Co., Wash.", as per plat recorded in Volume 3 of Plats, page 11 of the records of Skagit County, situate in the County of Skagit, State of Washington.

EXCEPTING that portion of said Lot 2 more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 2, Block 131; thence South $89^{\circ}36'54''$ East along the North line of said Lot 2 for a distance of 154.85 feet, more or less, to the Southeast corner of the West 1/2 of Lot 1, Block 131, said plat of "First Addition to Burlington, Skagit Co., Wash."; thence South $0^{\circ}21'55''$ East on the Southerly projection of the East line of said West 1/2 of Lot 1 for a distance of 5.36 feet; thence South $88^{\circ}52'43''$ West for a distance of 154.85 feet, more or less, to the West line of said Lot 2, also being the East right-of-way margin of South Pine Street, at a point bearing South $0^{\circ}22'11''$ East from the POINT OF BEGINNING; thence North $0^{\circ}22'11''$ West along said West line for a distance of 9.43 feet, more or less, to the POINT OF BEGINNING.

ALSO EXCEPT that portion of said Lot 2 described as follows:

BEGINNING at the Northeast corner of said Lot 2, Block 131; thence North $89^{\circ}36'54''$ West along the North line of said Lot 2 for a distance of 13.30 feet; thence South $14^{\circ}34'07''$ West for a distance of 17.86 feet; thence North $76^{\circ}28'40''$ West for a distance of 48.25 feet; thence South $15^{\circ}17'07''$ West for a distance of 26.72 feet; thence South $67^{\circ}45'11''$ East for a distance of 12.28 feet; thence South $5^{\circ}04'17''$ West for a distance of 45.06 feet; thence South $47^{\circ}09'25''$ West for a distance of 16.13 feet; thence South $14^{\circ}29'33''$ West for a distance of 20.41 feet, more or less, to the South line of said Lot 2; thence South $89^{\circ}36'54''$ East along the South line of said Lot 2



for a distance of 82.01 feet to the Southeast corner thereof at a point bearing South 0°21'39" East from the POINT OF BEGINNING;
thence North 0°21'39" West along the East line of said Lot 2, also being the Westerly right-of-way margin of South Anacortes Street, for a distance of 112.50 feet, more or less, to the POINT OF BEGINNING.

TOGETHER WITH the North 15.27 feet (as measured perpendicular to the North line) of the West 1/2 of Lot 3, Block 131, said plat of "First Addition to Burlington, Skagit Co., Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

ALSO TOGETHER WITH that portion of the East 1/2 of Lot 3, Block 131, Plat of "First Addition to Burlington, Skagit Co., Wash." as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 3, Block 131;
thence North 89°36'54" West along the North line of said Lot 3 for a distance of 82.01 feet to the TRUE POINT OF BEGINNING;
thence continue North 89°36'54" West along said North line for a distance of 72.83 feet, more or less, to the Northwest corner of said East 1/2 of Lot 3;
thence South 0°21'55" East along the West line of said East 1/2 of Lot 3, for a distance of 112.50 feet, more or less, to the Southwest corner of said East 1/2 of Lot 3;
thence South 89°36'54" East along the South line of said Lot 3 for a distance of 68.84 feet;
thence North 1°05'51" West for a distance of 92.91 feet, more or less, to a point bearing South 14°29'33" West from the TRUE POINT OF BEGINNING;
thence North 14°29'33" East for a distance of 20.23 feet, more or less, to the TRUE POINT OF BEGINNING.

ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Burlington, County of Skagit, State of Washington.
Containing 36,716 sq. ft.



Revised Parcel of Peter J. Hilzinger and Ronald Hilzinger (P72174):

That portion of Lot 2, Block 131, Plat of "First Addition to Burlington, Skagit Co., Wash." as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 2, Block 131;
thence North 89°36'54" West along the North line of said Lot 2
for a distance of 13.30 feet;
thence South 14°34'07" West for a distance of 17.86 feet;
thence North 76°28'40" West for a distance of 48.25 feet;
thence South 15°17'07" West for a distance of 26.72 feet;
thence South 67°45'11" East for a distance of 12.28 feet;
thence South 5°04'17" West for a distance of 45.06 feet;
thence South 47°09'25" West for a distance of 16.13 feet;
thence South 14°29'33" West for a distance of 20.41 feet, more
or less, to the South line of said Lot 2;
thence South 89°36'54" East along the South line of said Lot 2
for a distance of 82.01 feet to the Southeast corner thereof at a
point bearing South 0°21'39" East from the POINT OF
BEGINNING;
thence North 0°21'39" West along the East line of said Lot 2,
also being the Westerly right-of-way margin of South Anacortes
Street, for a distance of 112.50 feet, more or less, to the POINT
OF BEGINNING.

TOGETHER WITH the East 1/2 of Lot 3, Block 131, plat of "First Addition to Burlington, Skagit Co., Wash.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

EXCEPT that portion of said East 1/2 of Lot 3 described as follows:

BEGINNING at the Northeast corner of said Lot 3, Block 131;
thence North 89°36'54" West along the North line of said Lot 3
for a distance of 82.01 feet to the TRUE POINT OF
BEGINNING;
thence continue North 89°36'54" West along said North line for
a distance of 72.83 feet, more or less, to the Northwest corner of
said East 1/2 of Lot 3;
thence South 0°21'55" East along the West line of said East 1/2
of Lot 3, for a distance of 112.50 feet, more or less, to the



Southwest corner of said East 1/2 of Lot 3;
thence South 89°36'54" East along the South line of said Lot 3
for a distance of 68.84 feet;
thence North 1°05'51" West for a distance of 92.91 feet, more or
less, to a point bearing South 14°29'33" West from the TRUE
POINT OF BEGINNING;
thence North 14°29'33" East for a distance of 20.23 feet, more
or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions,
covenants, liens, leases, court causes and other instruments of record.

Situate in the City of Burlington, County of Skagit, State of Washington.
Containing 16,759 sq. ft.

This boundary line adjustment is not for the purpose of creating additional building lots.

DATED this 7 day of February, 2010. ^{RH}

DYNES REAL ESTATE HOLDINGS, LLC
a Washington Limited Liability Company

By Colleen M. Dynes
COLLEEN M. DYNES
Its General Manager

Peter J. Hilzinger
PETER J. HILZINGER, an unmarried man,
as his separate property

Ronald Hilzinger
RONALD HILZINGER, an unmarried man,
as his separate property



THE FOREGOING QUITCLAIM DEED ADJUSTING BOUNDARY LINES IS HEREBY APPROVED IN ACCORDANCE WITH CITY OF BURLINGTON CODE, CHAPTER 16.16 THIS 4th day of March, 2011.

CITY OF BURLINGTON

By Margaret S. Fleck
Its Planning Director

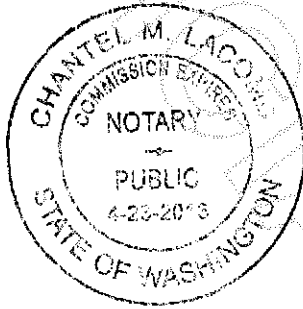
642
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
MAR 04 2011
Amount Paid \$
Skagit Co. Treasurer
By MF Deputy



State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that COLLEEN M. DYNES is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the MANAGER of DYNES REAL ESTATE HOLDINGS, LLC, a Washington Limited Liability Company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: February 2nd, 2010.

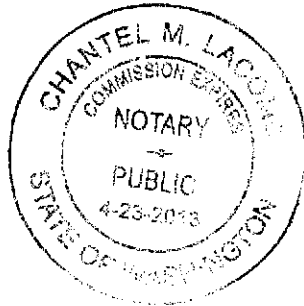


Chantel M. Lacombe
(Signature)
NOTARY PUBLIC
CHANTEL M. LACOMBE
Print Name of Notary
My appointment expires: 04-23-13

State of Washington)
) ss
County of Skagit)

I certify that I know or have satisfactory evidence that PETER J. HILZINGER, an unmarried man, is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: February 2nd, 2010.



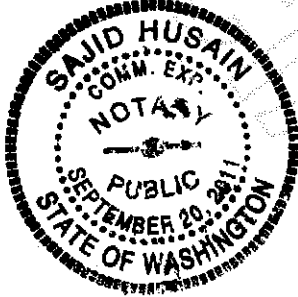
Chantel M. Lacombe
(Signature)
NOTARY PUBLIC
CHANTEL M. LACOMBE
Print Name of Notary
My appointment expires: 04-23-13

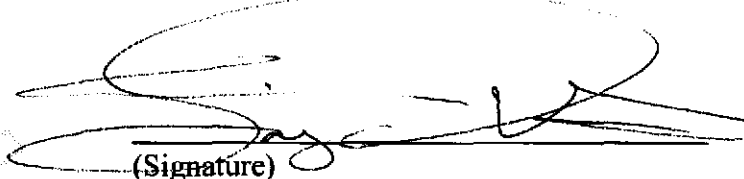


State of Washington)
) SS
County of King)

I certify that I know or have satisfactory evidence that RONALD HILZINGER is the person who appeared before me and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 7th Feb, 2010.





(Signature)

NOTARY PUBLIC

Sajid Husain

Print Name of Notary

My appointment expires: Sep 20, 2011



EXHIBIT "F"

RIO VISTA AVENUE

HELD CENTERLINE PER SHORT PLAT BURL-3-94

FND MONT CASE WITH BRASS CAP (2010)

SHARON STREET

HELD CALCULATED CENTERLINE PER SHORT PLAT BURL-3-94, FALLS 2.44' N. OF IRON PIPE

MONT 8.34' W. OF CALC'D INTERSECTION PER PREVIOUS SURVEY SEE NOTE NO. 3 (2010)

FIRST ADD'N TO BURLINGTON BLOCK 130 LOT 6

CONC. CURB W. / WIRE FENCE 4.9' N. OF PROP. CORNER

CEDAR STREET (VACATED)

FND I.P. NO CASE (2010) HELD FOR CENTERLINE OF PINE ST. PER SHORT PLAT BURL-3-94 0.2' S. OF CALC'D CENTERLINE OF CEDAR ST.

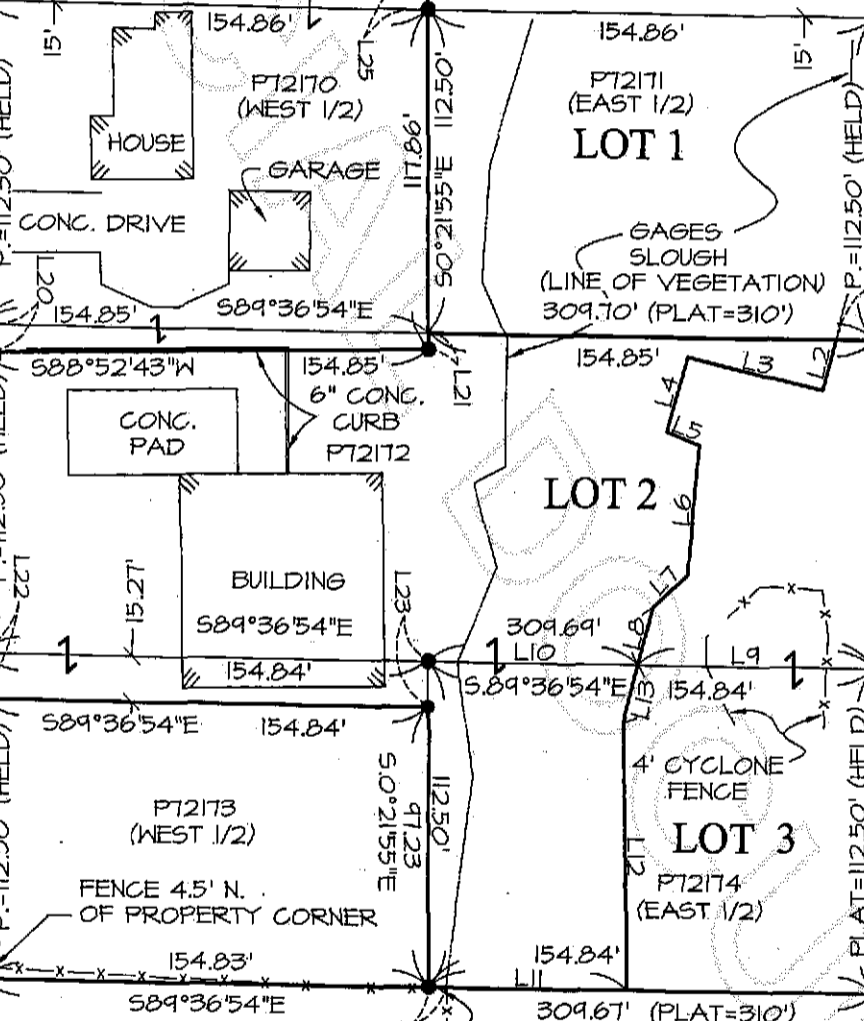
SOUTH PINE STREET

SOUTH ANACORTES STREET

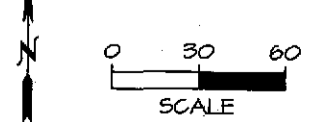
GILKEY ROAD

LINE TABLE

NUM	BEARING	DISTANCE
L1	N.89°36'54"W	13.30'
L2	S.14°34'07"W	17.86'
L3	N.76°28'40"W	48.25'
L4	S.15°17'07"W	26.72'
L5	S.67°45'11"E	12.28'
L6	S.5°04'17"W	45.06'
L7	S.47°09'25"W	16.13'
L8	S.14°29'33"W	20.41'
L9	S.89°36'54"E	82.01'
L10	N.89°36'54"W	72.83'
L11	S.89°36'54"E	68.84'
L12	N.1°05'51"W	92.91'
L13	N.14°29'33"E	20.23'
L20	N.0°22'11"W	9.43'
L21	S.0°21'55"E	5.38'
L22	S.0°22'11"E	15.27'
L23	N.0°21'55"W	15.27'
L24	S.0°22'11"E	15.00'
L25	N.0°23'06"E	15.00'



DWG No. 10-019EX_FB 10/19/10
LISSER & ASSOCIATES
 SURVEYING AND LAND CONSULTATION
 MOUNT VERNON, WA 98273
 360-419-7442



SURVEY IN A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 5, T. 34 N., R. 4 E., W.M. CITY OF BURLINGTON, WASHINGTON
 FOR: DYNES POULTRY FARMS, INC.



201103040046
 Skagit County Auditor