



201507150070

Skagit County Auditor

\$92.00

7/15/2015 Page

1 of

21 12:26PM

Return to:

David D. Lowell  
P.O. Box 1346  
Burlington, WA 98233

DOCUMENT TITLE: Quit Claim Deed for Boundary Line Adjustment

GRANTORS: George F. and Gladys R. Miller (husband and wife)

GRANTEES: Richard C. and Cheryl A. Tesarik (husband and wife) and George F. and Gladys R. Miller (husband and wife)

ABBREVIATED LEGAL DESCRIPTION: Ptn NW ¼ of Section 1, Twp. 35N, Rng. 04E, W.M.

ASSESSOR'S PARCELS/TAX ID NUMBERS: P62010, P62008, P62011, and P62012

When Recorded Return to:  
David D. Lowell  
P.O. Box 1346  
Burlington, WA 98233

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

2015 2712  
JUL 15 2015

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *ttb* Deputy

**QUIT CLAIM DEED  
(BOUNDARY LINE ADJUSTMENT)**

**GRANTORS:** George F. and Gladys R. Miller (husband and wife)

**GRANTEES:** Richard C. and Cheryl A. Tesarik (husband and wife) and George F. and Gladys R. Miller (husband and wife)

**ABBREVIATED LEGAL DESCRIPTION:** Ptn NW ¼ of Section 1, Twp. 35N, Rng. 04E, W.M.

**ASSESSOR'S PARCELS/TAX ID NUMBERS:** P62010, P62008, P62011, and P62012

**THIS INDENTURE**, made this 15 day of July, 2015, by George F. and Gladys R. Miller, the Grantors, and the Grantees Richard C. and Cheryl A. Tesarik (husband and wife) and George F. and Gladys R. Miller (husband and wife) for this Boundary Line Adjustment.

**RECITALS:**

- A. The Grantors are the owners of property described as a portion of Tracts 35 and 36 of "Big Lake Waterfront Tracts" according to the plat recorded in Volume 4 of Plats, page 12, records of Skagit County Washington, bearing Skagit County Assessor's Parcel number of: P62011, with an address of 23351 Oakland Lane, more particularly described in the attached **Exhibit A**.
- B. The Grantees Richard C. and Cheryl A. Tesarik are the owners of property described as a portion of Tracts 34, 35 and B of "Big Lake Waterfront Tracts" according to the plat recorded in Volume 4 of Plats, page 12, records of Skagit County Washington, bearing Skagit County Assessor's Parcel numbers: P62010 and P62008, with an address of 23343 Oakland Lane, more particularly described in the attached **Exhibit B**.

- C. The Grantees George F. and Gladys R. Miller are the owners of property described as a portion of Tracts 35 and 36 of "Big Lake Waterfront Tracts" according to the plat recorded in Volume 4 of Plats, page 12, records of Skagit County Washington, bearing Skagit County Assessor's Parcel number of: P62012, with an address of 23340 Oakland Lane, more particularly described in the attached **Exhibit C**.
- D. The parties wish to adjust the boundaries between the above described Lots/Tracts, with portions of the Grantor's property (P62011), being incorporated into both of the Grantees' properties, as described in the attached **Exhibits D and E**.
- E. The descriptions of the new boundaries of all properties, as the result of this boundary line adjustment, are set forth in the attached **Exhibits F, G, and H**.
- F. An exhibit map showing the adjusted boundaries of all of the properties is attached as **Exhibit I**.

**CONVEYANCE:**

**THEREFORE**, for and in consideration of the said boundary line adjustment, and for no monetary consideration, the grantors do hereby **QUIT CLAIM** to the grantees all of their interest in the real property lying and being in the County of Skagit and State of Washington, and described in the attached **Exhibits D and E**.

This Boundary Line Adjustment is not for the purposes of creating an additional building lot.

This Boundary Line Adjustment is approved by Grace Boeder of the Skagit County Planning and Development Services Department, on this 15 day of July 2015.

Grace Boeder (Skagit County Signature)

Dated this 14 day of July 2015

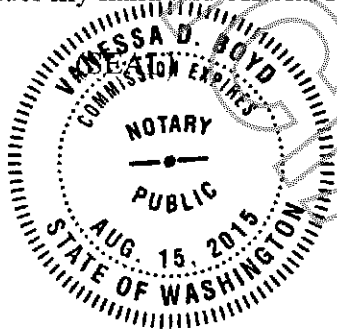
George F. Miller  
George F. Miller

Gladys R. Miller  
Gladys R. Miller

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that George F Miller is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Property owner to be the free and voluntary act and deed of said location, for the uses and purposes therein mentioned.

Given under my hand and official seal this 14 day of July, 2015.



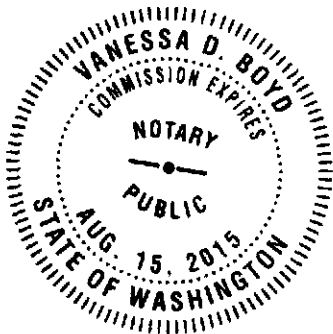
[Signature]  
Notary Public  
Residing at Mont Vernon  
My appointment expires August 15, 2015

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that Gladyse R Miller is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Property owner to be the free and voluntary act and deed of said location, for the uses and purposes therein mentioned.

Given under my hand and official seal this 14 day of July, 2015.

(SEAL)



[Signature]  
Notary Public  
Residing at Mont Vernon  
My appointment expires August 15, 2015

# — Skagit Surveyors and Engineers —

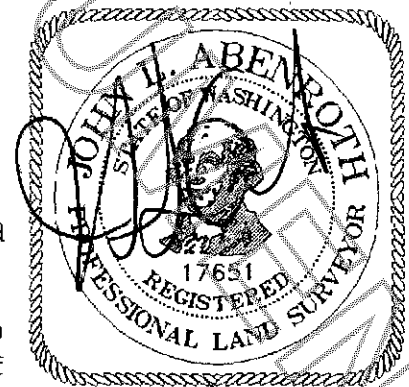
806 Metcalf St. Sedro-Woolley, WA 98284  
360.855.2121 360.855.1658(f)  
www.sseconsultants.com

**LEGAL DESCRIPTION  
FOR  
RICK TESARIK  
OF  
TRACT "D" (P62011)  
BEFORE BOUNDARY LINE ADJUSTMENT**

July 7, 2015

That portion of Tract 35 and 36 of "Big Lake Waterfront Tracts", according to the plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

Beginning at a point on the northerly line of the southerly half of said Tract 36 of said plat, which point bears N 77°35'E along said northerly line, a distance of 211.34 feet from the northwest corner of said southerly half of Tract 36, and which point is on the northwesterly line of that certain tract conveyed to Eldon DeMeyer by C.J. Grey and Elizabeth Grey, husband and wife, by deed dated October 31, 1958 and recorded November 26, 1958 under AF#573383; thence N 55°38'56"W, a distance of 52.00 feet; thence N 30°00'E, a distance of 20.73 feet to a point on the southerly line of an existing 20 foot wide private road; thence S 82°13'54"W along the southerly line of said private road, a distance of 53.67 feet; thence N 84°57'30"W along the southerly line of said private road, a distance of 57.77 feet to a point on the southeasterly line of that certain tract conveyed to Joseph F. Eppig, Jr. and Somja L. Eppig, his wife, by C.J. Grey and Elizabeth Grey, his wife, under real estate contract dated June 9, 1962 and filed June 11, 1962 under AF#622637; thence N 30°00'E along the southeasterly line of said Eppig tract, a distance of 22.06 feet to the northerly line of said existing 20 foot wide private road and which point is the southwesterly corner of that certain tract conveyed by C.J. Grey and Elizabeth Grey, his wife, to Helen H. Smith, a widow, by deed dated July 2, 1962 and recorded July 26, 1962 under AF#624342; thence S 84°57'30"W along the northerly line of said 20 feet wide private road and the southerly line of said Helen H. Smith tract, a distance of 46.21 feet; thence N 82°13'54"E along the northerly line of said 20 feet wide private road and the southerly line of said Helen H. Smith tract, a distance of 47.98



7/7/15

# — Skagit Surveyors and Engineers —

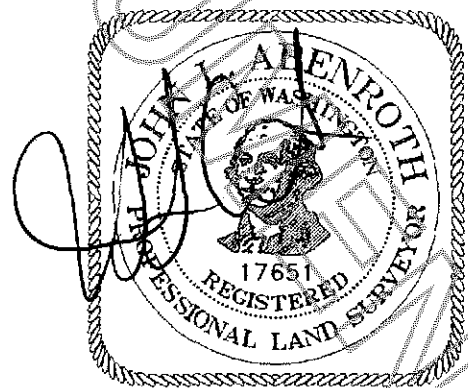
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feet, more or less, to the southeast corner of said Helen H. Smith tract; thence N 30°00'E along the south line of said Helen Smith tract, a distance of 34.38 feet; thence S 63°55'21"E, a distance of 19.00 feet to the southeast corner of that certain parcel described as Tract "B" in deed from C.J. Grey and Elizabeth Grey, his wife, to George F. Miller and Gladys R. Miller, his wife, dated September 17, 1962 and recorded September 30, 1965 under AF#672440; thence N 30°00'E, a distance of 70.00 feet, more or less, to the approximate line of ordinary high water of Big Lake; thence S 63°55'21"E along the approximate line of ordinary high water of Big Lake, a distance of 70.00 feet, more or less, to the northerly line of Eldon DeMeyer tract as conveyed under AF#573383; thence S 34°53'19"W along the northwesterly line of said DeMeyer tract, a distance of 80.32 feet; thence S 42°23'W along the northwesterly line of said DeMeyer tract, a distance of 70.44 feet; to the point of beginning of this description.

TOGETHER WITH AND SUBJECT TO right of way and easement over that 20 foot wide private road as it now exists across Tracts 34, 35 and 36 of said Plat, for access to that County Road known as West Big Lake Boulevard.

Containing 11,837 s.r.

Situate in Skagit County, Washington.



**Skagit Surveyors and Engineers**

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**LEGAL DESCRIPTION  
FOR  
RICK TESARIK  
OF  
TESARIK PARCEL BEFORE BOUNDARY LINE ADJUSTMENT (P62010)**

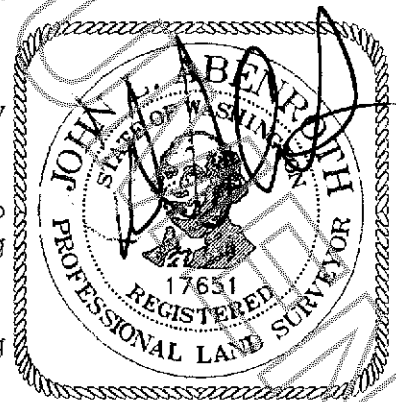
July 6, 2015

That portion of Tract 34 and 35 of "Big Lake Waterfront Tracts", according to the plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

Commencing at a point on the northerly line of the southerly half of Tract 36 in said plat which lies N 77°35'E, as measured along said northerly line, a distance of 298.08 feet from the northwest corner of said southerly half of Tract 36; thence N 42°23'E to the shore of Big Lake as same existed on April 13, 1962; thence northerly along said shore of Big Lake, a distance of 152 feet to the point of beginning of this description; thence continuing along said shore of Big Lake, a distance of 80 feet; thence S 30°W, a distance of 110 feet, more or less, to the easterly line of an existing 20 feet private road as the same existed on April 13, 1962; thence southerly along the easterly line of said private road to a point which lies S 30°W from the point of beginning of this description; thence N 30°E, a distance of 110 feet, more or less, to the point of beginning of this description.

TOGETHER WITH Tract "B" described as: That portion of Tracts 34 and 35 of Big Lake Waterfront Tracts according to the plat thereof recorded in Volume 4 of Plata, Page 12, records of Skagit County, Washington described as follows:

Commencing at a point on the northerly line of the southerly half of Tract 36 of said plat, which point bears N 77°35'E, along said northerly line, a distance of 298.08 feet from the northwest corner of said southerly half of Tract 36; thence N 42°23'E, a distance of 96.89 feet to a point on the line of ordinary high water of Big Lake; thence N 63°55'21"W along the approximate line of ordinary high water of Big Lake, a distance of 133.00 feet to the point of beginning of this description; thence continuing N 63°55'21"W along the line of ordinary high



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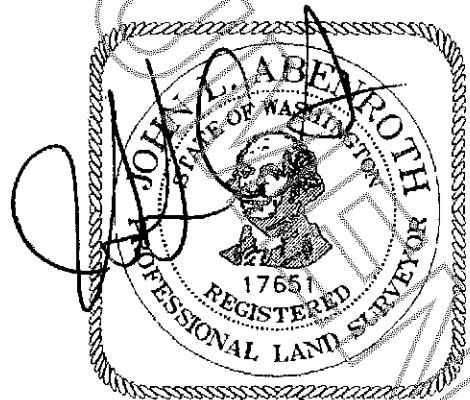
water, a distance of 19.00 feet; thence S 30°00'W, a distance of 70.00 feet; Thence S 63°55'21"E, a distance of 19.00 feet; thence N 30°00'E, a distance of 70.00 feet to the point of beginning of this description.

TOGETHER WITH AND SUBJECT TO right of way and easement over that 20 foot wide private road as it now exists across Tracts 34, 35 and 36 of said Plat, for access to that County Road known as West Big Lake Boulevard.

EXCEPT any portion thereof lying north of the north line of the south 39 feet of said Tract 34.

Containing 11,598 s.f.

Situate in Skagit County, Washington



7/7/15



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**LEGAL DESCRIPTION  
FOR  
RICK TESARIK  
OF  
TRACT "A" (P62012)  
BEFORE BOUNDARY LINE ADJUSTMENT**

June 15, 2015

That portion of Tract 35 and 36 of "Big Lake Waterfront Tracts", according to the plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

Beginning at a point on the northerly line of the southerly half of said Tract 36 of said plat, which point bears N 77°35'E along said northerly line, a distance of 211.34 feet from the northwest corner of said southerly half of Tract 36, and which point is on the northwesterly line of that certain tract conveyed to Eldon DeMeyer by C.J. Grey and Elizabeth Grey, husband and wife, by deed dated October 31, 1958 and recorded November 26, 1958 under AF#573383; thence N 55°38'56"W, a distance of 52.00 feet; thence N 30°00'E, a distance of 20.73 feet to a point on the southerly line of an existing 20 foot wide private road; thence S 82°13'54"W along the southerly line of said private road, a distance of 53.67 feet; thence N 84°57'30"W along the southerly line of said private road, a distance of 57.77 feet to a point on the southeasterly line of that certain tract conveyed to Joseph F. Eppig, jr. and Somja L. Eppig, his wife, by C.J. Grey and Elizabeth Grey, his wife, under real estate contract dated June 9 1962 and filed June 11, 1962 under AF#622637; thence S 30°00'W along the southeasterly line of said Eppig tract, a distance of 51.49 feet to a point on the curve of the northeasterly right of way line of that County Road known as West Big Lake Boulevard, at which point the tangent to said curve bears S 49°05'22"E; thence southeasterly along said curve, having a radius of 542.96 feet, an arc distance of 62.16 feet to County Engineers Station P.T. 83+27.40; thence S 55°38'56"E along said northeasterly right of way line of said County Road, a distance of 22.60 feet to County Engineers Station 83+50; thence N 34°21'04"E along said northeasterly right of way line of said County Road, a distance of 30.00 feet; thence S 55°38'56"E along said northeasterly



7/7/15

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right of way line of said County Road, a distance of 45.55 feet to the most westerly corner of said tract conveyed to Eldon DeMeyer; thence N 42°23'E along the northwesterly line of said tract conveyed to Eldon DeMeyer, a distance of 69.19 feet to the point of beginning of this description.

Containing 10,625 s.f.



7/7/19

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**LEGAL DESCRIPTION  
FOR RICK TESARIK  
OF**

**A PORTION OF MILLER PARCEL (P62011)  
TO BE CONVEYED TO TESARIK (P62010)**

July 6, 2015

That portion of Tract 35 of "Big Lake Waterfront Tracts", according to the plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

Commencing at a point on the northerly line of the southerly half of Tract 36 of said plat, which point bears N 77°35'E along said northerly line, a distance of 298.08 feet from the northwest corner of said southerly half of Tract 36; thence N 42°23'E, a distance of 96.89 feet, more or less, to a point on the line of Ordinary High Water of Big Lake; thence N 63°55'21"W along the approximate line of Ordinary High Water of Big Lake, a distance of 152.00 feet, more or less, to the northeast corner of that tract of land conveyed by C.J. Grey and Elizabeth Grey, his wife, to Helen H. Smith, a widow, by deed dated July 2, 1962 and recorded July 26, 1962 under AF#624342; thence S 30°00'W along the easterly line of said Smith tract, a distance of 70.00 feet to the point of beginning of this description; thence continuing S 30°00'W along the easterly line of said Smith tract, a distance of 34.38 feet to the southeast corner of said Smith tract; thence N 82°13'54"E, a distance of 23.98 feet; thence N 30°00'E, a distance of 20.99 feet; thence N 63°55'21"W, a distance of 19.00 feet to the point of beginning of this description.

Containing 527 s.f.

Situate in Skagit County, Washington.



7/7/15

# — Skagit Surveyors and Engineers —

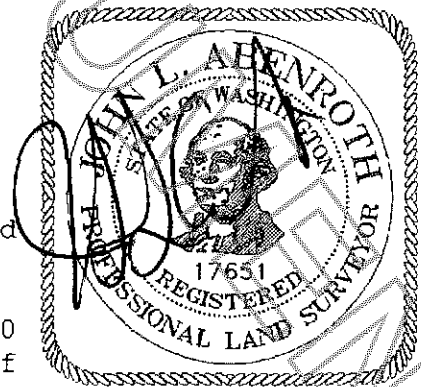
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**LEGAL DESCRIPTION  
FOR  
RICK TESARIK  
OF  
PORTION OF TRACT "D" (P62011)  
TO BE COMBINED WITH TRACT "A" (P62012)**

June 15, 2015

That portion of Tract 35 and 36 of "Big Lake Waterfront Tracts", according to the plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

Beginning at a point on the northerly line of the southerly half of said Tract 36 of said plat, which point bears N 77°35'E along said northerly line, a distance of 211.34 feet from the northwest corner of said southerly half of Tract 36, and which point is on the northwesterly line of that certain tract conveyed to Eldon DeMeyer by C.J. Grey and Elizabeth Grey, husband and wife, by deed dated October 31, 1958 and recorded November 26, 1958 under AF#573383; thence N 55°38'56"W, a distance of 52.00 feet; thence N 30°00'E, a distance of 20.73 feet to a point on the southerly line of an existing 20 foot wide private road; thence S 82°13'54"W along the southerly line of said private road, a distance of 53.67 feet; thence N 84°57'30"W along the southerly line of said private road, a distance of 57.77 feet to a point on the southeasterly line of that certain tract conveyed to Joseph F. Eppig, jr. and Somja L. Eppig, his wife, by C.J. Grey and Elizabeth Grey, his wife, under real estate contract dated June 9, 1962 and filed June 11, 1962 under AF#622637; thence N 30°00'E along the southeasterly line of said Eppig tract, a distance of 22.06 feet to the northerly line of said existing 20 foot wide private road and which point is the southwesterly corner of that certain tract conveyed by C.J. Grey and Elizabeth Grey, his wife, to Helen H. Smith, a widow, by deed dated July 2, 1962 and recorded July 26, 1962 under AF#624342; thence S 84°57'30"W along the northerly line of said 20 feet wide private road and the southerly line of said Helen H. Smith tract, a distance of 46.21 feet; thence N 82°13'54"E along the northerly line of said 20 feet wide private road and the southerly line of said Helen H. Smith tract, a distance of 47.98



7/7/19

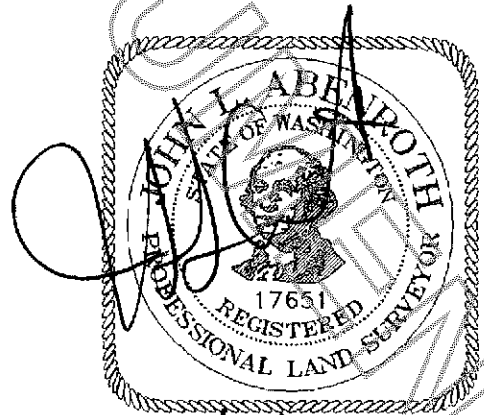
**Skagit Surveyors and Engineers**

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feet, more or less, to the southeast corner of said Helen H. Smith tract; thence continuing N 82°13'54"E, a distance of 23.98 feet; thence N 30°00'E, a distance of 3.2 feet; thence S 60°00'E, a distance of 60.22 feet; thence S 42°23'00"W, a distance of 57.61 feet to the point of beginning.

Containing 5,389 square feet.

Situate in Skagit County, Washington.



7/7/15

# — Skagit Surveyors and Engineers —

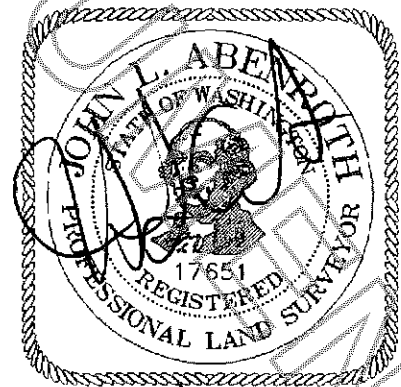
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**LEGAL DESCRIPTION  
FOR  
RICK TESARIK  
OF  
TRACT "D" (P62011)  
AFTER BOUNDARY LINE ADJUSTMENT**

June 15, 2015

That portion of Tract 35 and 36 of "Big Lake Waterfront Tracts", according to the plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

Commencing at a point on the northerly line of the southerly half of said Tract 36 of said plat, which point bears N 77°35'E along said northerly line, a distance of 211.34 feet from the northwest corner of said southerly half of Tract 36, and which point is on the northwesterly line of that certain tract conveyed to Eldon DeMeyer by C.J. Grey and Elizabeth Grey, husband and wife, by deed dated October 31, 1958 and recorded November 26, 1958 under AF#573383; thence N 55°38'56"W, a distance of 52.00 feet; thence N 30°00'E, a distance of 20.73 feet to a point on the southerly line of an existing 20 foot wide private road; thence S 82°13'54"W along the southerly line of said private road, a distance of 53.67 feet; thence N 84°57'30"W along the southerly line of said private road, a distance of 57.77 feet to a point on the southeasterly line of that certain tract conveyed to Joseph F. Eppig, Jr. and Somja L. Eppig, his wife, by C.J. Grey and Elizabeth Grey, his wife, under real estate contract dated June 9, 1962 and filed June 11, 1962 under AF#622637; thence N 30°00'E along the southeasterly line of said Eppig tract, a distance of 22.06 feet to the northerly line of said existing 20 foot wide private road and which point is the southwesterly corner of that certain tract conveyed by C.J. Grey and Elizabeth Grey, his wife, to Helen H. Smith, a widow, by deed dated July 2, 1962 and recorded July 26, 1962 under AF#624342; thence S 84°57'30"W along the northerly line of said 20 feet wide private road and the southerly line of said Helen H. Smith tract, a distance of 46.21 feet; thence N 82°13'54"E along the northerly line of said 20 feet wide private road and the southerly line of said Helen H. Smith tract, a distance of 47.98



7/7/15

# — Skagit Surveyors and Engineers —

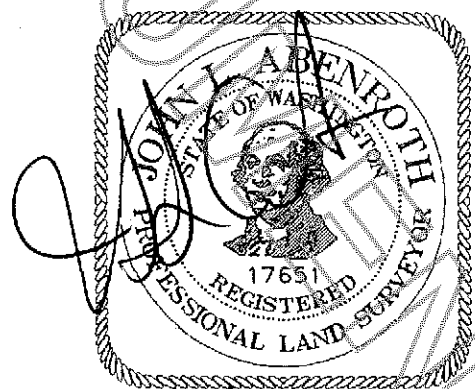
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360.855.2121 360.855.1658(f)  
www.sseconsultants.com

feet, more or less, to the southeast corner of said Helen H. Smith tract; thence continuing N 82°13'54"E, a distance of 23.98 feet; thence N 30°00'E, a distance of 3.20 feet to the point of beginning of this description; thence continuing N 30°00'E, a distance of 17.79 feet to the southeast corner of that certain parcel described as Tract "B" in deed from C.J. Grey and Elizabeth Grey, his wife, to George F. Miller and Gladys R. Miller, his wife, dated September 17, 1962 and recorded September 30, 1965 under AF#672440; thence continuing N 30°00'E, a distance of 70.00 feet, more or less, to the approximate line of ordinary high water of Big Lake; thence S 63°55'21"E along the approximate line of ordinary high water of Big Lake, a distance of 70.00 feet, more or less, to the northerly line of Eldon DeMeyer tract as conveyed under AF#573383; thence S 34°53'19"W along the northwesterly line of said DeMeyer tract, a distance of 80.32 feet; thence S 42°23'W along the northwesterly line of said DeMeyer tract, a distance of 12.83 feet; thence N 60°00'W, a distance of 60.22 feet to the point of beginning of this description.

TOGETHER WITH AND SUBJECT TO right of way and easement over that 20 foot wide private road as it now exists across Tracts 34, 35 and 36 of said Plat, for access to that County Road known as West Big Lake Boulevard.

Containing approximately 6,010 square feet.

Situate in Skagit County, Washington.



**Skagit Surveyors and Engineers**

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**LEGAL DESCRIPTION  
FOR  
RICK TESARIK  
OF  
TESARIK PARCEL AFTER BOUNDARY LINE ADJUSTMENT (P62010)**

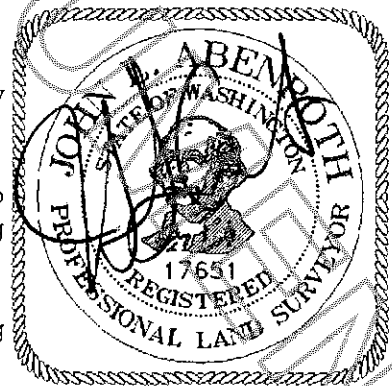
July 6, 2015

That portion of Tract 34 and 35 of "Big Lake Waterfront Tracts", according to the plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

Commencing at a point on the northerly line of the southerly half of Tract 36 in said plat which lies N 77°35'E, as measured along said northerly line, a distance of 298.08 feet from the northwest corner of said southerly half of Tract 36; thence N 42°23'E to the shore of Big Lake as same existed on April 13, 1962; thence northerly along said shore of Big Lake, a distance of 152 feet to the point of beginning of this description; thence continuing along said shore of Big Lake, a distance of 80 feet; thence S 30°W, a distance of 110 feet, more or less, to the easterly line of an existing 20 feet private road as the same existed on April 13, 1962; thence southerly along the easterly line of said private road to a point which lies S 30°W from the point of beginning of this description; thence N 30°E, a distance of 110 feet, more or less, to the point of beginning of this description.

TOGETHER WITH Tract "B" described as: That portion of Tracts 34 and 35 of Big Lake Waterfront Tracts according to the plat thereof recorded in Volume 4 of Plata, Page 12, records of Skagit County, Washington described as follows:

Commencing at a point on the northerly line of the southerly half of Tract 36 of said plat, which point bears N 77°35'E, along said northerly line, a distance of 298.08 feet from the northwest corner of said southerly half of Tract 36; thence N 42°23'E, a distance of 96.89 feet to a point on the line of ordinary high water of Big Lake; thence N 63°55'21"W along the approximate line of ordinary high water of Big Lake, a distance of 133.00 feet to the point of beginning of this description; thence continuing N 63°55'21"W along the line of ordinary high



7/7/15



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water, a distance of 19.00 feet; thence S 30°00'W, a distance of 70.00 feet; Thence S 63°55'21"E, a distance of 19.00 feet; thence N 30°00'E, a distance of 70.00 feet to the point of beginning of this description.

AND TOGETHER WITH Tract "C" described as: that portion of Tract 35 of "Big Lake Waterfront Tracts", according to the plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

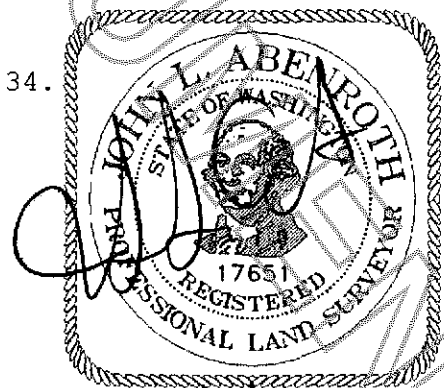
Commencing at a point on the northerly line of the southerly half of Tract 36 of said plat, which point bears N 77°35'E along said northerly line, a distance of 298.08 feet from the northwest corner of said southerly half of Tract 36; thence N 42°23'E, a distance of 96.89 feet, more or less, to a point on the line of Ordinary High Water of Big Lake; thence N 63°55'21"W along the approximate line of Ordinary High Water of Big Lake, a distance of 152.00 feet, more or less, to the northeast corner of that tract of land conveyed by C.J. Grey and Elizabeth Grey, his wife, to Helen H. Smith, a widow, by deed dated July 2, 1962 and recorded July 26, 1962 under AF#624342; thence S 30°00'W along the easterly line of said Smith tract, a distance of 70.00 feet to the point of beginning of this description; thence continuing S 30°00'W along the easterly line of said Smith tract, a distance of 34.38 feet to the southeast corner of said Smith tract; thence N 82°13'54"E, a distance of 23.98 feet; thence N 30°00'E, a distance of 20.99 feet; thence N 63°55'21"W, a distance of 19.00 feet to the point of beginning of this description.

TOGETHER WITH AND SUBJECT TO right of way and easement over that 20 foot wide private road as it now exists across Tracts 34, 35 and 36 of said Plat, for access to that County Road known as West Big Lake Boulevard.

EXCEPT any portion thereof lying north of the north line of the south 39 feet of said Tract 34.

Containing 12,125 square feet.

Situate in Skagit County, Washington



7/7/15

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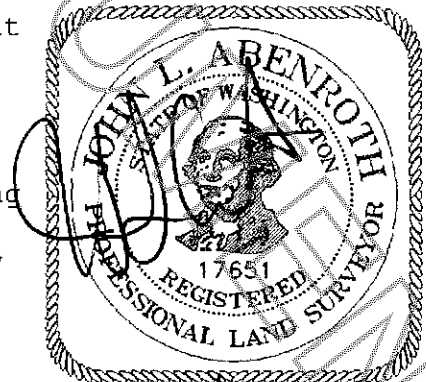
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**LEGAL DESCRIPTION  
FOR  
RICK TESARIK  
OF  
TRACT "A" (P62012)  
AFTER BOUNDARY LINE ADJUSTMENT**

June 15, 2015

That portion of Tract 35 and 36 of "Big Lake Waterfront Tracts", according to the plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

Beginning at a point on the northerly line of the southerly half of said Tract 36 of said plat, which point bears N 77°35'E along said northerly line, a distance of 211.34 feet from the northwest corner of said southerly half of Tract 36, and which point is on the northwesterly line of that certain tract conveyed to Eldon DeMeyer by C.J. Grey and Elizabeth Grey, husband and wife, by deed dated October 31, 1958 and recorded November 26, 1958 under AF#573383; thence N 55°38'56"W, a distance of 52.00 feet; thence N 30°00'E, a distance of 20.73 feet to a point on the southerly line of an existing 20 foot wide private road; thence S 82°13'54"W along the southerly line of said private road, a distance of 53.67 feet; thence N 84°57'30"W along the southerly line of said private road, a distance of 57.77 feet to a point on the southeasterly line of that certain tract conveyed to Joseph F. Eppig, jr. and Somja L. Eppig, his wife, by C.J. Grey and Elizabeth Grey, his wife, under real estate contract dated June 9, 1962 and filed June 11, 1962 under AF#622637; thence S 30°00'W along the southeasterly line of said Eppig tract, a distance of 51.49 feet to a point on the curve of the northeasterly right of way line of that County Road known as West Big Lake Boulevard, at which point the tangent to said curve bears S 49°05'22"E; thence southeasterly along said curve, having a radius of 542.96 feet, an arc distance of 62.16 feet to County Engineers Station P.T. 83+27.40; thence S 55°38'56"E along said northeasterly right of way line of said County Road, a distance of 22.60 feet to County Engineers Station 83+50; thence N 34°21'04"E along said northeasterly right of way line of said County Road, a distance of 30.00 feet; thence S 55°38'56"E along said northeasterly



7/7/19

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right of way line of said County Road, a distance of 45.55 feet to the most westerly corner of said tract conveyed to Eldon DeMeyer; thence N 42°23'E along the northwesterly line of said tract conveyed to Eldon DeMeyer, a distance of 69.19 feet to the point of beginning of this description.

TOGETHER WITH that portion of Tract 35 and 36 of "Big Lake Waterfront Tracts", according to the plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

Beginning at a point on the northerly line of the southerly half of said Tract 36 of said plat, which point bears N 77°35'E along said northerly line, a distance of 211.34 feet from the northwest corner of said southerly half of Tract 36, and which point is on the northwesterly line of that certain tract conveyed to Eldon DeMeyer by C.J. Grey and Elizabeth Grey, husband and wife, by deed dated October 31, 1958 and recorded November 26, 1958 under AF#573383; thence N 55°38'56"W, a distance of 52.00 feet; thence N 30°00'E, a distance of 20.73 feet to a point on the southerly line of an existing 20 foot wide private road; thence S 82°13'54"W along the southerly line of said private road, a distance of 53.67 feet; thence N 84°57'30"W along the southerly line of said private road, a distance of 57.77 feet to a point on the southeasterly line of that certain tract conveyed to Joseph F. Eppig, jr. and Somja L. Eppig, his wife, by C.J. Grey and Elizabeth Grey, his wife, under real estate contract dated June 9, 1962 and filed June 11, 1962 under AF#622637; thence N 30°00'E along the southeasterly line of said Eppig tract, a distance of 22.06 feet to the northerly line of said existing 20 foot wide private road and which point is the southwest corner of that certain tract conveyed by C.J. Grey and Elizabeth Grey, his wife, to Helen H. Smith, a widow, by deed dated July 2, 1962 and recorded July 26, 1962 under AF#624342; thence S 84°57'30"W along the northerly line of said 20 feet wide private road and the southerly line of said Helen H. Smith tract, a distance of 46.21 feet; thence N 82°13'54"E along the northerly line of said 20 feet wide private road and the southerly line of said Helen H. Smith tract, a distance of 47.98 feet, more or less, to the southeast corner of said Helen H. Smith tract; thence continuing N 82°13'54"E, a distance of 23.98 feet; thence N 30°00'E, a distance of 3.2 feet; thence



7/7/19

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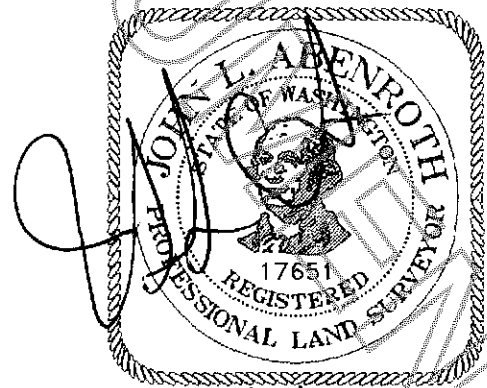
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S 60°00'E, a distance of 60.22 feet; thence S 42°23'00"W, a distance of 57.61 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO right of way and easement over that 20 foot wide private road as it now exists across Tracts 34, 35 and 36 of said Plat, for access to that County Road known as West Big Lake Boulevard.

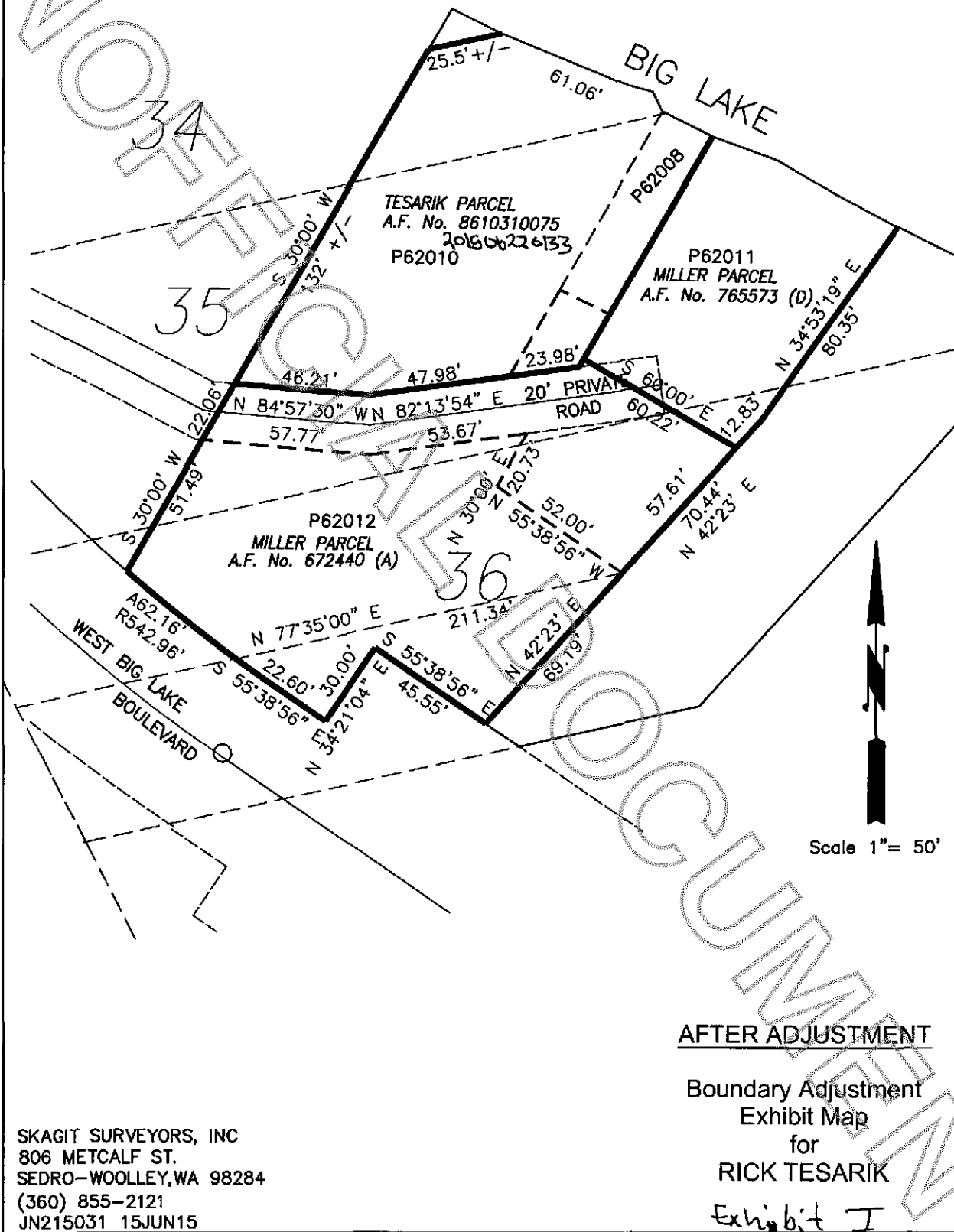
Containing 16,016 square feet

Situate in Skagit County, Washington.



Government Lot 4, Section 1, Township 33 North, Range 4 East, W.M.

A portion of Lot 34, Lot 35 and 36, Plat of BIG LAKE WATERFRONT TRACTS per plat recorded in Vol. 4 of Plats at page 12, records of Skagit County, Washington



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JN215031 15JUN15