

Sneeoosh LLC  
PO Box 893  
Sunnyside, WA 98944



201601120054

Skagit County Auditor

\$83.00

1/12/2016 Page

1 of 11 4:07PM

### BOUNDARY LINE ADJUSTMENT AGREEMENT AND QUIT CLAIM DEEDS

Re: Tax Parcels **P20621**, **P20617**, **P20620** and **P20630**

Abbreviated Legals: Portions of GL 4 in Sec. 22 and GL 1 in Sec. 22 all in Twp. 34 N., R. 2 E. W.M.

The undersigned agree that they have all peaceably occupied their respective properties as described below and that they have no claim on the boundaries of their neighbor's properties. Furthermore, the undersigned all agree that there is no reason to request a change of tax assessments due to this Agreement. However, the concurrently recorded Survey from Lisser & Associates, PLLC, indicates that the current lines of occupancy do not match the recorded descriptions as described below but that the lines of occupancy do match the decades long intentions of the undersigned and their predecessors.

The undersigned agree to the best of their personal knowledge with the six numbered statements below;

- 1 John Ross Cashen and Barbara J. Cashen, husband and wife, and his parents before them have occupied and paid taxes on tax parcel **P20621** since acquiring title in 1968 via deed recorded as Auditor's File No. 712150 and subsequent deeds recorded as Auditor's File Nos. 9301190140 and 200804180161.
- 2 The principals and predecessors of Sneeoosh LLC have occupied and paid taxes on tax parcel **P20617** since acquiring title in 1989 via deed recorded as Auditor's File No. 8905030042 and subsequent deeds recorded as Auditor's File Nos. 200110020122 and 201504070045.
- 3 John F. Halleran and Lynn Nelson have occupied and paid taxes on tax parcel **P20620** since acquiring title in 2007 via deed recorded as Auditor's File No. 200703280100.
- 4 Kerry A. Richards and Jan Arntz Richards, husband and wife, have occupied and paid taxes on tax parcel **P20630** since acquiring title via deed recorded as Auditor's File No. 201112210081.

- 5 According to the Lisser Survey the Cashen and Sneeoosh LLC deeds both use a different "True Point of Beginning" than all their neighbor's deeds to the North and South resulting in gaps and overlaps of legal descriptions which are not disclosed on Skagit County's tax maps. This agreement resolves those issues and will now conform to Skagit County's tax maps, which need not be revised.
- 6 All the parties hereto desire to have their record legal descriptions match their actual lines of occupation without the currently existing gaps and overlaps.

THEREFORE, in order to make the deeded legal descriptions match the intended and occupied legal descriptions without creating additional boundary concern between ourselves and other neighbors, the undersigned agree to the following;

- A Sneeoosh LLC, a Washington LLC, hereby conveys and quit claims without monetary consideration to clear title and adjust boundary to Kerry A. Richards and Jan Arntz Richards the identical property that the Richards acquired via deed recorded as Auditor's File No. 201112210081, which property is also described as Parcel "A" on an attachment hereto, together with all after acquired title of the grantor therein.
- B Sneeoosh LLC, a Washington LLC, hereby conveys and quit claims without monetary consideration to clear title and adjust boundary to John F. Halleran and Lynn Nelson the identical property that Halleran and Nelson acquired via deed recorded as Auditor's File No. 200703280100, which property is also described as Parcel "B" on an attachment hereto, together with all after acquired title of the grantor therein.
- C Sneeoosh LLC, a Washington LLC, and John Ross Cashen and Barbara J. Cashen, husband and wife, hereby convey and quit claim without monetary consideration to clear title and adjust boundary to Sneeoosh LLC, the property described as Parcel "C" as described on an attachment hereto, together with all after acquired title of the grantor therein. Said Parcel "C" legal description shall replace the legal description shown on the deeds recorded as Auditor's File Nos. 8905030042, 200110020122 and 201504070045.
- D John Ross Cashen and Barbara J. Cashen, husband and wife, hereby convey and quit claim without monetary consideration to clear title and adjust boundary to John Ross Cashen and Barbara J. Cashen, husband and wife, the property described on an attachment hereto as Parcel "D", together with all after acquired title of the grantor therein. Said Parcel "D" description shall replace the legal description shown on the deeds recorded as Auditor's File Nos. 712150, 9301190140 and 200804180161.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201691  
JAN 12 2016

Amount Paid \$0  
Skagit Co. Treasurer  
By MG Deputy

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201692  
JAN 12 2016

Amount Paid \$0  
Skagit Co. Treasurer  
By MG Deputy

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201693  
JAN 12 2016

Amount Paid \$0  
Skagit Co. Treasurer  
By MG Deputy

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201694  
JAN 12 2016

Amount Paid \$0  
Skagit Co. Treasurer  
By MG Deputy

**APPROVED**

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

Skagit County

By: David Roder

Date: 12/16/2015

Title: Senior Planner

**This boundary agreement is not for the purposes of creating additional building lots nor for the purposes of enlarging the properties of any of the undersigned.**

Dated: ~~December~~ September 12, 2015

John R. Cashen  
John Ross Cashen, husband,

Barbara J. Cashen  
Barbara J. Cashen, wife,

Janet Dufey  
Sneecoosh LLC by its manager/member

[Signature]  
Sneecoosh LLC by its manager/member

John F. Halleran  
John F. Halleran, as his separate property,

Lynn Nelson  
Lynn Nelson, as her separate property,

Kerry A. Richards, husband,

Jan Arntz Richards, wife,

**This Boundary Line Agreement and Quit Claims may be signed in counterparts.**

**APPROVED**

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

Skagit County

By: \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_

**This boundary agreement is not for the purposes of creating additional building lots nor for the purposes of enlarging the properties of any of the undersigned.**

Dated: ~~September~~ <sup>December</sup> 23, 2015

\_\_\_\_\_  
John Ross Cashen, husband,

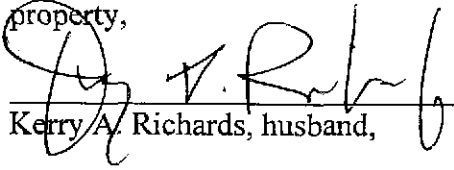
\_\_\_\_\_  
Barbara J. Cashen, wife,

\_\_\_\_\_  
Sneeoosh LLC by its manager/member

\_\_\_\_\_  
Sneeoosh LLC by its manager/member

\_\_\_\_\_  
John F. Halleran, as his separate  
property,

\_\_\_\_\_  
Lynn Nelson, as her separate property,

  
\_\_\_\_\_  
Kerry A. Richards, husband,

  
\_\_\_\_\_  
Jan Arntz Richards, wife,

**This Boundary Line Agreement and Quit Claims may be signed in counterparts.**

State of Washington

County of SKAGIT

On this day personally appeared before me John Ross Cashen and Barbara J. Cashen, to me know to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12<sup>th</sup> day of December, 2015.

BRUCE G. LISSER  
STATE OF WASHINGTON  
NOTARY -- PUBLIC  
My Commission Expires 7-14-2016

[Signature]  
Notary Public in and for the State of Washington

Residing at Mant Vernon

My appointment expires on 7-14-16

State of Washington

County of SUMMIT

I certify that I know or have satisfactory evidence that PAMELA DUFFY AND  
TED R. DUFFY is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was/were authorized to execute the instrument and acknowledge it as the Managing Member(s) of Sneeoosh, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 17<sup>th</sup> day of December, 2015.

BRUCE G. LISSER  
STATE OF WASHINGTON  
NOTARY -- PUBLIC  
My Commission Expires 7-14-2016

[Signature]  
Notary Public in and for the State of Washington

Residing at Mant Vernon

My appointment expires on 7-14-16

State of Washington

County of SKagit

On this day personally appeared before me John F. Halleran, to me know to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 11<sup>TH</sup> day of DECEMBER, 2015.

[Signature]  
Notary Public in and for the State of Washington

Residing at Mano Vernon

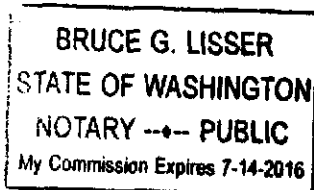
My appointment expires on 7-14-16

State of Washington

County of SKagit

On this day personally appeared before me Lynn Nelson, to me know to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 10<sup>TH</sup> day of DECEMBER, 2015.



[Signature]  
Notary Public in and for the State of Washington

Residing at Mano Vernon

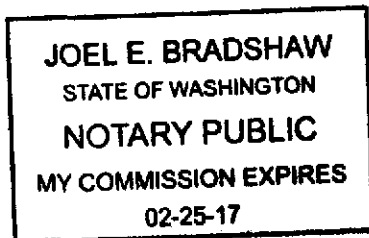
My appointment expires on 7-14-16

State of Washington

County of King

On this day personally appeared before me Kerry A. Richards and Jan Arntz Richards, to me know to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23<sup>rd</sup> day of DECEMBER, 2015.



[Signature]  
Notary Public in and for the State of Washington

Residing at SEATTLE WA

My appointment expires on 2/25/17

**Parcel "A"**

**Kerry A. Richards and Jan Arntz Richards, husband and wife, Parcel  
(Skagit County Assessor's Parcel Number P-20630)**

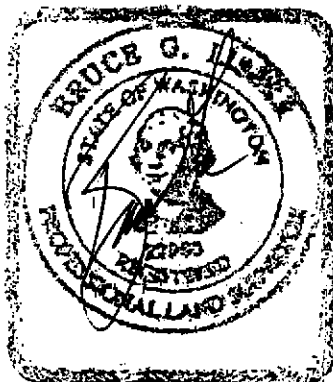
Those portions of Government Lot 4, Section 21, and of Government Lot 1, Section 22,  
Township 34 North, Range 2 East, W.M., described as follows:

BEGINNING at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 22, Township 34 North, Range 2 East, W.M.;  
thence North  $41^{\circ}56'$  West along a diagonal which runs from the Southeast corner to the Northwest corner of said Government Lot 1 of said Section 22 and which diagonal course is also the center line of the County Road a distance of 1,683.83 feet;  
thence South  $75^{\circ}16'30''$  West to a point on the Westerly line of the County Road and which point is the TRUE POINT OF BEGINNING;  
thence continuing South  $75^{\circ}16'30''$  West to the line of mean high tide;  
thence Northwesterly along the beach to a point defined as being 150 feet Southeasterly along the beach to a point defined as being 150 feet Southeasterly along the beach from the North line of said Government Lot 4 of Section 21;  
thence Northeasterly North  $72^{\circ}41'30''$  East in a straight line to a point 90 feet due South of the Northeast corner of said Government Lot 4 of said Section 21;  
thence continuing Northeasterly on the same course to intersect the West line of the County Road;  
thence Southeasterly along the West line of the County Road to the TRUE POINT OF BEGINNING.

EXCEPT road right-of-way for Snee-Oosh Road.

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.



9-21-15

**Parcel "B"**

**John F. Halleran and Lynn Nelson, as their separate property, Parcel  
(Skagit County Assessor's Parcel Number P-20620)**

That portion of Government Lot 4 of Section 21 and of Government Lot 1 of Section 22,  
Township 34 North, Range 2 East of the W.M., described as follows:

BEGINNING at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 22, Township 34 North, Range 2 East of the W.M.;  
thence North 41°56' West along a diagonal which runs from the Southeast corner to the Northwest corner of said Government Lot 1 of said Section 22 and which diagonal course is also the center line the County Road a distance of 1,627.61 feet;  
thence continuing North 41°56' West along said diagonal a distance of 56.22 feet;  
thence South 75°16'30" West a distance of 32.07 feet to a point on the Westerly line of the County Road and which point is the TRUE POINT OF BEGINNING;  
thence continuing South 75°16'30" West to the line of mean high tide;  
thence Southeasterly along the beach a distance of 50 feet;  
thence North 75°16'30" East to a point on the Westerly line of the County Road which point is South 75°16'30" West a distance of 33.73 feet from that point on said diagonal which is North 41°56' West a distance of 1,627.61 feet from the Southeast corner of Government Lot 1 of said Section 22;  
thence Northwesterly along the Westerly line of the County Road to the POINT OF BEGINNING.

EXCEPT road right-of-way for Snee-Oosh Road.

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.



9-21-0

**Parcel "C"**

**Sneeoosh LLC, Parcel  
(Skagit County Assessor's Parcel Number P-20617)**

Those portions of Government Lot 4, Section 21, Township 34 North, Range 2 East, W.M. and of Government Lot 1, Section 22, Township 34 North, Range 2 East, W.M., described as follows:

BEGINNING at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 22, Township 34 North, Range 2 East, W.M.;

thence North 41°56' West along a diagonal line which runs from the Southeast corner to the Northwest corner of said Government Lot 1 in said Section 22 and which course is also the centerline of the County Road, for a distance of 1,515.17 feet to the TRUE POINT OF BEGINNING;

thence continue North 41°56' West along said diagonal line for a distance of 112.44 feet;

thence South 75°16'30" West to the line of mean high tide;

thence Southeasterly along the beach a distance of 100 feet, more or less, to a point bearing South 75°16'30" West from the POINT OF BEGINNING;

thence North 75°16'30" East to the TRUE POINT OF BEGINNING.

EXCEPT road right-of-way for Snee-Oosh Road.

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.



9-2-15

**Parcel "D"**

**John Russ Cashen and Barbara J. Cashen, husband and wife, Parcel  
(Skagit County Assessor's Parcel Number P-20621)**

That portion of Government Lot 4, Section 21, Township 34 North, Range 2 East, W.M. and of Government Lot 1, Section 22, Township 34 North, Range 2 East, W.M., described as follows:

BEGINNING at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 22, Township 34 North, Range 2 East, W.M.;

thence North 41°56' West along a diagonal line which runs from the Southeast corner to the Northwest corner of said Government Lot 1 in said Section 22 and which course is also the centerline of the County Road, for a distance of 1,458.95 feet and being the TRUE POINT OF BEGINNING;

thence continue North 41°56' West along said diagonal line for a distance of 56.22 feet;

thence South 75°16'30" West to the line of mean high tide;

thence Southeasterly along the beach for a distance of 50 feet, more or less, to a point bearing South 75°16'30" West from the TRUE POINT OF BEGINNING;

thence North 75°16'30" East to the TRUE POINT OF BEGINNING.

EXCEPT road right-of-way for Snee-Oosh Road.

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.



9-21-15