



201610310318

Skagit County Auditor \$84.00  
10/31/2016 Page 1 of 12 4:26PM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

When recorded return to:

20164980  
OCT 31 2016

Craig Sjostrom  
1204 Cleveland Ave.  
Mount Vernon, Washington 98273

Amount Paid \$ 6409.<sup>44</sup>  
Skagit Co. Treasurer  
By *hnm* Deputy

GUARDIAN NORTHWEST TITLE CO.

**Quitclaim Deed**  
(Boundary Line Adjustment)

112654

**Grantors:** John Alan Van Pelt & Nancy Lee Van Pelt, h/w

**Grantee:** S & B Properties, LLC

**Legal Description:** ptns Govt Lot 1, 1-33N-3EWM; ptn Govt Lot 4, 6-33N-4EWM

**Assessor's Property Tax Parcel or Account Nos.:** P16429; P16430; P100830; P107513; P29308; P29310

**Reference Nos of Documents Assigned or Released:** N/A

THIS INDENTURE, is made this 9<sup>th</sup> day of September, 2016, between John Alan Van Pelt & Nancy Lee Van Pelt, h/w, Grantors, and S & B Properties, LLC, a Washington limited liability company, Grantee.

**Recitals**

- a. Grantors are the owner of the property bearing Skagit County Assessor's parcel nos. P16429 and P16430, described in the attached Exhibit A.
- b. Grantee is the owner of the property bearing Skagit County Assessor's parcel nos. P100830; P107513; P29308; and P29310, described in the attached Exhibit B.
- c. The parties wish to adjust the boundaries between the two parcels, with portions of Grantors' property (described in the attached Exhibit C) being incorporated into Grantee's property.
- d. The descriptions of the adjusted parcels are attached as Exhibits D & E.
- e. A diagram showing the adjusted boundary is attached hereto as Exhibit F.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for other valuable consideration in hand received, grantors do hereby QUIT CLAIM to grantee 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 Exhibit C.

This conveyance is not for the purpose of creating an additional building lot.

DATED: 9-9-, 2016.

John Alan Van Pelt  
JOHN ALAN VAN PELT

Nancy Lee Van Pelt  
NANCY LEE VAN PELT

STATE OF WASHINGTON )

COUNTY OF SKAGIT )

On this day personally appeared before me John Alan Van Pelt, to me known to be one of the individuals 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 9<sup>th</sup> day of September, 2016.

**BRUCE G. LISSER**  
STATE OF WASHINGTON  
NOTARY -- PUBLIC  
My Commission Expires 07-14-2020

Bruce G. Lisser  
NOTARY PUBLIC in and for the State of Washington, residing at

My commission expires: 7-14-20

Name: Bruce Lisser

STATE OF WASHINGTON )

COUNTY OF SKAGIT )

On this day personally appeared before me Nancy Lee Van Pelt, to me known to be one of the individuals 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 9<sup>th</sup> day of September, 2016.

**BRUCE G. LISSER**  
STATE OF WASHINGTON  
NOTARY -- PUBLIC  
My Commission Expires 07-14-2020

Bruce G. Lisser  
NOTARY PUBLIC in and for the State of Washington, residing at

My commission expires: 7-14-20

Name: Bruce Lisser

Exhibit "A"

**John Alan Van Pelt and Nancy Lee Van Pelt, husband and wife, Parcel  
Prior to Boundary Line Adjustment  
(Skagit County Assessor's Parcel Nos. P-16429 and P-16430)**

Government Lot 4, Section 6, Township 33 North, Range 4 East, W.M.,

EXCEPT that portion thereof lying East of a line running South from a point in the North line of said Lot which is 1,386.8 feet West of the North 1/4 corner of said Section.

ALSO Government Lot 1, Section 1, Township 33 North, Range 3 East, W.M.,

EXCEPT the following described tract therein:

BEGINNING at a point on the South line of said Lot 1, a distance of 214.5 feet West of the Southeast corner thereof;  
thence West along the South line of said Lot 1, for a distance of 313.04 feet, more or less, to the East line of the County road;  
thence North 37°34' East along said County road for a distance of 75 feet;  
thence South 77°30' East for a distance of 273.93 feet, more or less, to the POINT OF BEGINNING.

EXCEPT roads, dike and 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.



8-18-16

**Exhibit "B"**

**S & B Properties, LLC Parcel  
Prior to Boundary Line Adjustment**

**(Skagit County Assessor's Parcel Nos. P-100830, P-107513, P-29308, and P-29310)**

Tract 3 of Skagit County Short Plat No. 95-013, approved July 26, 1995 and recorded August 8, 1995, in Volume 12 of Short Plats, pages 12 through 14, inclusive, under Auditor's File No. 9508040043, being a portion of the South 1/2 of the Southwest 1/4 of Section 31, Township 34 North, Range 4 East, W.M., and of Government Lot 9, Section 36, Township 34 North, Range 3 East, W.M.

TOGETHER WITH that portion of Government Lots 3 and 4 in Section 6, Township 33 North, Range 4 East, W.M., described as follows:

BEGINNING at a point 679.2 feet West (as measured perpendicular to the West line of said Government Lot 3) of the Northeast corner of Government Lot 3 of said Section;  
thence South parallel with the West line of said Government Lot 3 to the South boundary of said Lot;  
thence West 707.6 feet (as measured perpendicular to the last described course) along the South boundary of said Government Lots 3 and 4;  
thence North (parallel with the East line of said Government Lot 3) to the North line of said Government Lot 4;  
thence East (along the North line of said Government Lot 4) for a distance of 707.6 feet, more or less to the POINT OF BEGINNING,

EXCEPT the North 310.00 feet (as measured perpendicular to the North line) of the West 140.00 feet (as measured perpendicular to the West line) thereof.

EXCEPTING from all the above County Road rights-of-way.

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.



8-18-16

**Exhibit "C"**

**Portion of John Alan Van Pelt and Nancy Lee Van Pelt, husband and wife, Parcel  
(Skagit County Assessor's Parcel Nos. P-16429 and P-16430)  
to be Boundary Line Adjusted to S & B Properties, LLC Parcel  
(Skagit County Assessor's Parcel Nos. P-100830, P-107513, P-29308, and P-29310)**

Government Lot 4, Section 6, Township 33 North, Range 4 East, W.M.,

EXCEPT that portion thereof lying East of a line running South from a point in the North line of said Lot which is 1,386.8 feet West of the North 1/4 corner of said Section.

ALSO Government Lot 1, Section 1, Township 33 North, Range 3 East, W.M.,

EXCEPT the following described tract therein:

BEGINNING at a point on the South line of said Lot 1, a distance of 214.5 feet West of the Southeast corner thereof;  
thence West along the South line of said Lot 1, for a distance of 313.04 feet, more or less, to the East line of the County road;  
thence North 37°34' East along said County road for a distance of 75 feet;  
thence South 77°30' East for a distance of 273.93 feet, more or less, to the POINT OF BEGINNING.

EXCEPT roads, dike and ditch rights-of-way.

AND ALSO EXCEPTING from the above Government Lot 1, Section 1, Township 33 North, Range 3 East, W.M. and of Government Lot 4, Section 6, Township 33 North, Range 4 East, W.M., those portions lying Westerly of the following described line:

BEGINNING at the Northwest corner of said Government Lot 4 (Northwest Section corner), Section 6;  
thence South 0°28'11" East along the West line of said Government Lot 4 for a distance of 1,314.91 feet, more or less, to the Southwest corner thereof, also being the Southeast corner of said Government Lot 1, Section 1;  
thence South 89°40'05" West along the South line of said Government Lot 1 for a distance of 214.50 feet to the TRUE POINT OF BEGINNING of said line;  
thence North 25°09'51" East for a distance of 262.55 feet;  
thence North 34°36'39" East for a distance of 342.11 feet;  
thence North 51°34'25" West for a distance of 178.26 feet, more or less, to the Easterly right-of-way margin of Dike Road, being 20.0 feet Easterly of the as-constructed centerline (as it existed in August 2016), and being a point on a non-tangent curve;  
thence along said curve to the left, concave to the Northwest, having an initial tangent bearing of North 31°16'03" East, a radius of 800.00 feet, through a central angle of 18°30'52", an arc distance of 258.51 feet to a point of tangency;

thence North 12°45'11" East for a distance of 172.06 feet to a point of curvature; thence along the arc of said curve to the left, concave to the Northwest, having a radius of 1,132.50 feet, through a central angle of 14°10'07", an arc distance of 280.06 feet, more or less, to the North line of said Government Lot 4, Section 6, at a point bearing South 89°13'10" East from the Northwest corner (Northwest Section corner) thereof and being the terminus of said line.

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 35.98 acres

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

The above described parcels will be combined or aggregated with contiguous property to the east (P-100830) owned by the grantee. (Includes other properties per previous Boundary Line Adjustment recorded under Auditor's File No. 201504100234).

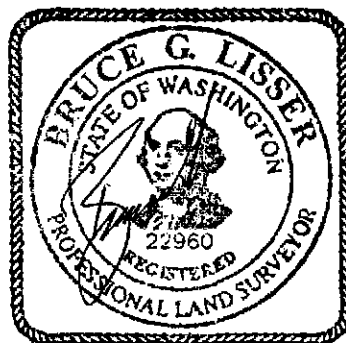
**APPROVED**

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

Skagit County

By: Bruce Roeder  
Title: Senior Planner

Date: 9/15/2016



8-18-16

**Exhibit "D"**

**John Alan Van Pelt and Nancy Lee Van Pelt, husband and wife, Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Nos. P-16429 and P-16430)**

Government Lot 4, Section 6, Township 33 North, Range 4 East, W.M.,

EXCEPT that portion thereof lying East of a line running South from a point in the North line of said Lot which is 1,386.8 feet West of the North 1/4 corner of said Section.

ALSO Government Lot 1, Section 1, Township 33 North, Range 3 East, W.M.,

EXCEPT the following described tract therein:

BEGINNING at a point on the South line of said Lot 1, for a distance of 214.5 feet West of the Southeast corner thereof;  
thence West along the South line of said Lot 1, for a distance of 313.04 feet, more or less, to the East line of the County road;  
thence North 37°34' East along said County road for a distance of 75 feet;  
thence South 77°30' East for a distance of 273.93 feet, more or less, to the POINT OF BEGINNING.

EXCEPT roads, dike and ditch rights-of-way.

AND ALSO EXCEPT any portions of said Government Lot 1, Section 1, Township 33 North, Range 3 East, W.M. and of said Government Lot 4, Section 6, Township 33 North, Range 4 East, W.M., lying Easterly of the following described line:

BEGINNING at the Northwest corner of said Government Lot 4 (Northwest Section corner), Section 6;  
thence South 0°28'11" East along the West line of said Government Lot 4 for a distance of 1,314.91 feet, more or less, to the Southwest corner thereof, also being the Southeast corner of said Government Lot 1, Section 1;  
thence South 89°40'05" West along the South line of said Government Lot 1 for a distance of 214.50 feet and being the TRUE POINT OF BEGINNING of said line;  
thence North 25°09'51" East for a distance of 262.55 feet;  
thence North 34°36'39" East for a distance of 342.11 feet;  
thence North 51°34'25" West for a distance of 178.26 feet, more or less, to the Easterly right-of-way margin of Dike Road, being 20.0 feet Easterly of the as-constructed centerline (as it existed in August 2016), and being a point on a non-tangent curve;  
thence along said curve to the left, concave to the Northwest, having an initial tangent bearing of North 31°16'03" East, a radius of 800.00 feet, through a central angle of 18°30'52", an arc distance of 258.51 feet to a point of tangency;  
thence North 12°45'11" East for a distance of 172.06 feet to a point of curvature;

thence along the arc of said curve to the left, concave to the Northwest, having a radius of 1,132.50 feet, through a central angle of  $14^{\circ}10'07''$ , an arc distance of 280.06 feet, more or less, to the North line of said Government Lot 4, Section 6, at a point bearing South  $89^{\circ}13'10''$  East from the Northwest corner (Northwest Section corner) thereof and being the terminus of said line.

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.



2.18.16



**Exhibit "E"**

**S & B Properties, LLC Parcel  
After Boundary Line Adjustment  
(Skagit County Assessor's Parcel Nos. P-100830, P-107513, P-29308, and P-29310)**

**Parcel A**

Tract 3 of Skagit County Short Plat No. 95-013, approved July 26, 1995 and recorded August 8, 1995, in Volume 12 of Short Plats, pages 12 through 14, inclusive, under Auditor's File No. 9508040043, being a portion of the South 1/2 of the Southwest 1/4 of Section 31, Township 34 North, Range 4 East, W.M., and of Government Lot 9, Section 36, Township 34 North, Range 3 East, W.M.

**Parcel B**

TOGETHER WITH that portion of Government Lots 3 and 4 in Section 6, Township 33 North, Range 4 East, W.M., described as follows:

BEGINNING at a point 679.2 feet West (as measured perpendicular to the West line of said Government Lot 3) of the Northeast corner of Government Lot 3 of said Section;  
thence South parallel with the West line of said Government Lot 3 to the South boundary of said Lot;  
thence West 707.6 feet (as measured perpendicular to the last described course) along the South boundary of said Government Lots 3 and 4;  
thence North (parallel with the East line of said Government Lot 3) to the North line of said Government Lot 4;  
thence East (along the North line of said Government Lot 4) for a distance of 707.6 feet, more or less to the POINT OF BEGINNING.

EXCEPT the North 310.00 feet (as measured perpendicular to the North line) of the West 140.00 feet (as measured perpendicular to the West line) thereof.

**Parcel C**

AND ALSO TOGETHER WITH those portions of said Government Lot 1, Section 1, Township 33 North, Range 3 East, W.M. and of said Government Lot 4, Section 6, Township 33 North, Range 4 East, W.M., lying Easterly of the following described line:

BEGINNING at the Northwest corner of said Government Lot 4 (Northwest Section corner), Section 6;  
thence South 0°28'11" East along the West line of said Government Lot 4 for a distance of 1,314.91 feet, more or less, to the Southwest corner thereof, also being the Southeast corner of said Government Lot 1, Section 1;  
thence South 89°40'05" West along the South line of said Government Lot 1 for a distance of 214.50 feet and being the TRUE POINT OF BEGINNING of said line;

thence North 25°09'51" East for a distance of 262.55 feet;  
thence North 34°36'39" East for a distance of 342.11 feet;  
thence North 51°34'25" West for a distance of 178.26 feet, more or less, to the  
Easterly right-of-way margin of Dike Road, being 20.0 feet Easterly of the as-  
constructed centerline (as it existed in August 2016), and being a point on a non-  
tangent curve;

thence along said curve to the left, concave to the Northwest, having an initial  
tangent bearing of North 31°16'03" East, a radius of 800.00 feet, through a  
central angle of 18°30'52", an arc distance of 258.51 feet to a point of tangency;  
thence North 12°45'11" East for a distance of 172.06 feet to a point of curvature;  
thence along the arc of said curve to the left, concave to the Northwest, having a  
radius of 1,132.50 feet, through a central angle of 14°10'07", an arc distance of  
280.06 feet, more or less, to the North line of said Government Lot 4, Section 6,  
at a point bearing South 89°13'10" East from the Northwest corner (Northwest  
Section corner) thereof and being the terminus of said line.

EXCEPT any portion thereof lying within the above described Parcel B

EXCEPTING from all the above County Road rights-of-way.

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

All being situate in the County of Skagit, State of Washington.

Containing 88.0 acres

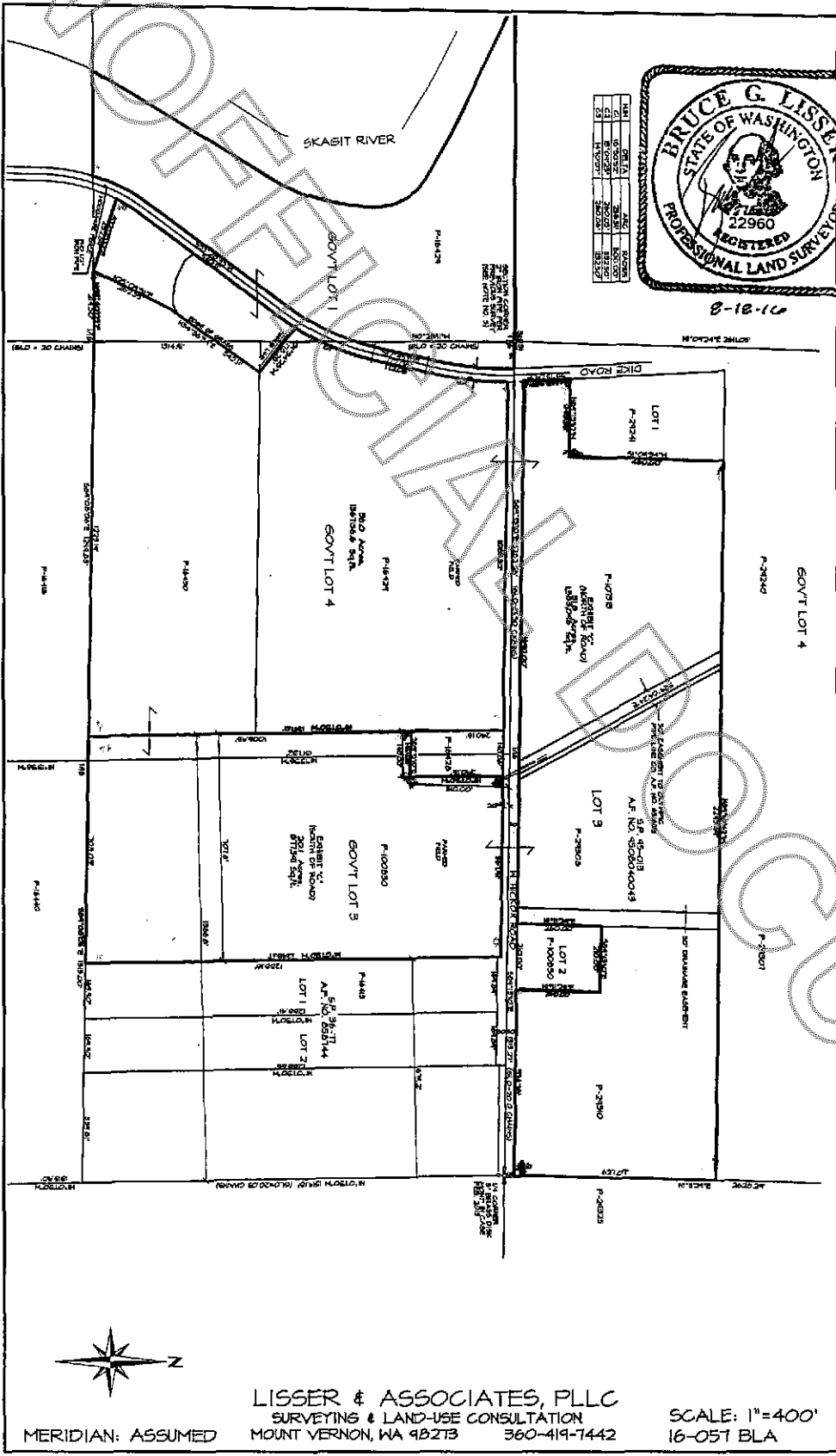


EXHIBIT "F"

DATE	DESCRIPTION	BY
08-12-16	REVISED	BLA
08-12-16	REVISED	BLA
08-12-16	REVISED	BLA
08-12-16	REVISED	BLA
08-12-16	REVISED	BLA
08-12-16	REVISED	BLA
08-12-16	REVISED	BLA
08-12-16	REVISED	BLA
08-12-16	REVISED	BLA

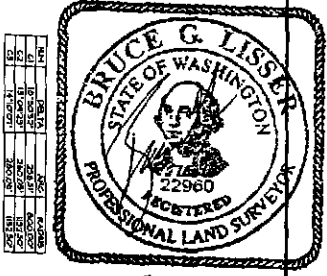
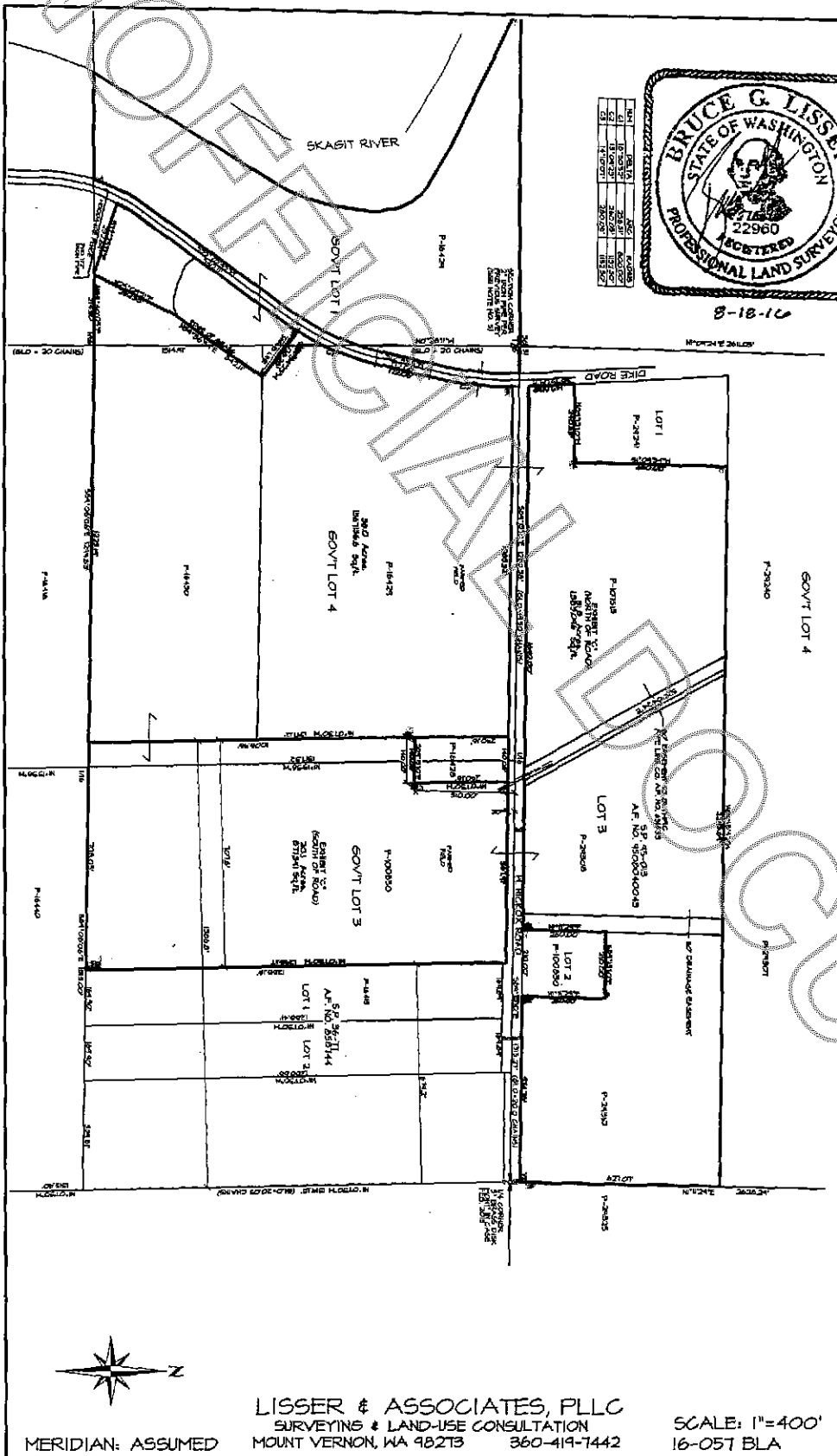


8-12-16



BEFORE

# EXHIBIT "II"



AFTER

UNOFFICIAL DOCUMENT