

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Laura Minton Breckenridge
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98232



201702090084

Skagit County Auditor

\$84.00

2/9/2017 Page

1 of

12 2:24PM

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2017532

FEB - 9 2017

QUIT CLAIM DEED
(Boundary Line Adjustment)

Amount Paid \$ ~~0~~
Skagit Co. Treasurer
By HB Deputy

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Document Title: Quit Claim Deed

Grantor: DYNES REAL ESTATE HOLDINGS, LLC a Washington limited liability company

Grantee: DYNES REAL ESTATE HOLDINGS, LLC a Washington limited liability company

Abbreviated Legal Description: Lots 4-6, Blk 129, 1st Burlington, Lot 1, Blk 132, 1st Burlington

Complete or Additional Legal Description in Exhibits to Quit Claim Deed

Grantor Assessor's Parcel No.: P-72153/4077-129-006-0001

THIS QUIT CLAIM DEED is made this 20th day of January, 2017, by and between **Dynes Real Estate Holdings, LLC**, a Washington limited liability company ("Grantor") and **Dynes Real Estate Holdings, LLC**, a Washington limited liability company ("Grantee").

RECITALS

A. Grantor is the owner of the property bearing Skagit County Assessor's Parcel No. P-72153, more particularly described in **Exhibits A, B and C**, which by this reference are incorporated herein, with each exhibit describing a separate legal lot.

B. The parties wish to adjust the boundaries between the respective legal lots of Parcel No. P-72153. Following the conveyance, the adjusted legal description of the three lots, will be as set forth in **Exhibits D, E and F**, which by this reference are incorporated herein, with the legal description set forth in each of these three Exhibits constituting three separate legal lots.

C. Attached as **Exhibit G**, which by this reference is incorporated herein, is a map reflecting the boundaries of Parcel No. P-71253 and the three legal lots, parcels 1, 2 and 3, following the conveyance.

D. The undersigned hereby declares and acknowledges the resulting lot boundary adjustment will not create additional lots. There are presently three legal lots and there will be the same number of lots after the boundary adjustments.

CONVEYANCE

THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, Grantor hereby quit claims to Grantee all of Grantor's interest in the real property in the County of Skagit and State of Washington described in **Exhibits A, B and C**, with the resulting legal descriptions, after the conveyances, as set forth in **Exhibits D, E and F**.

The property described in the conveyances will be combined or aggregated with contiguous property owned by Dynes Real Estate Holdings, LLC. This boundary adjustment is not for the purpose of creating an additional building lot.

APPROVAL

This adjustment has been reviewed pursuant to City of Burlington, Municipal Code, Chapter 16.16, and is hereby approved.

Approved: City of Burlington

Date: 2/7/2017

By: [Signature] BRAD JOHNSON, SENIOR PLANNER
Its: SUBJECT TO CONDITIONS OF APPROVAL NOTED
IN APPROVED BOUNDARY LINE
ADJUSTMENT ON FILE WITH
CITY OF BURLINGTON
DYNES REAL ESTATE HOLDINGS, LLC
a Washington limited liability company

The above described property will be combined or aggregated with contiguous property owned by the grantee. This lot boundary adjustment is not for the purpose of creating an additional lot.

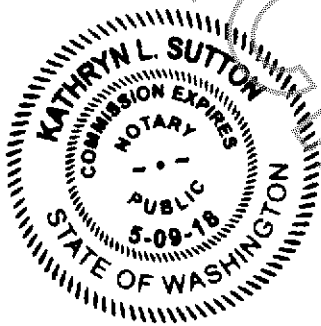
[Signature] PLANNING DIRECTOR
DATE: 2/7/2017

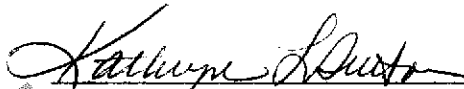
By: [Signature]
Colleen M. Dynes, its general manager

State of Washington)
):ss
County of Skagit)

On this 22nd day of January, 2017, before me, Kathryn L. Sutton a Notary Public in and for the state of Washington, personally appeared **Colleen M. Dynes**, to me known to be the general manager of **Dynes Real Estate Holdings LLC**, a Washington limited liability company, the entity that executed the foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of the entity, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the instrument.

WITNESS MY HAND AND OFFICIAL SEAL.





Printed Name Kathryn L. Sutton
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My Commission Expires: May 9, 2018.

UNRECORDED
ORIGINAL DOCUMENT

Exhibit "A"

**Dynes Real Estate Holdings, LLC, Parcel 1
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-72153)**

Lot 4, Block 129, First Addition to Burlington, Skagit Co., Wash." as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County.

EXCEPT any portion thereof lying within Lot 3 of Burlington Short Plat No. 5-06, approved November 13, 2006 and recorded November 16, 2006 under Skagit County Auditor's File No. 200611160056, being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 5, Township 34 North, Range 4 East, W.M., (also referred to as the South 2 feet of Lot 1, Block 129, said Plat of "First Addition to Burlington, Skagit Co., Wash.").

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.

Exhibit "B"

**Dynes Real Estate Holdings, LLC, Parcel 2
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-72153)**

Lot 5, Block 129, First Addition to Burlington, Skagit Co., Wash." as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County.

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.

Exhibit "C"

**Dynes Real Estate Holdings, LLC, Parcel 3
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-72153)**

Lot 6, Block 129, First Addition to Burlington, Skagit Co., Wash." as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County.

TOGETHER WITH that portion of the North 1/2 of vacated Cedar Street abutting upon and adjacent to the North line thereof.

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.

Exhibit "D"

**Dynes Real Estate Holdings, LLC, Parcel 1
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-72153)**

That portion of Lots 4 and 5, Block 129, Plat of First Addition to Burlington, Skagit Co., Wash." as per plat recorded in Volume 3 of plats, page 11, records of Skagit County and being more particularly described as follows:

BEGINNING at the monumented intersection of East Rio Vista Avenue and South Anacortes Street, being the Northeast corner of the Northwest 1/4 (North 1/4 corner) of Section 5, Township 34 North, Range 4 East, W.M.;
thence North 89°36'54" West along the center line of said East Rio Vista Avenue for a distance of 369.94 feet to the intersection with South Pine Street;
thence South 0°22'11" East along the centerline of said South Pine Street for a distance of 637.08 feet to the intersection with East Sharon Avenue;
thence continue along said centerline of South Pine Street South 0°22'11" East for a distance of 370.30 feet;
thence North 89°37'26" West for a distance of 30.00 feet, more or less, to the Westerly margin of said South Pine Street and being the Southeast corner of Lot 3, City of Burlington Short Plat No. 5-06, approved November 13, 2006 and recorded November 16, 2006, under Skagit County Auditor's File No. 200611160056 and being the TRUE POINT OF BEGINNING;
thence continue North 89°37'26" West (called North 89°36'54" West on the face of said Short Plat) along the South line of said Lot 3, for a distance of 119.40 feet to the Southwest corner thereof;
thence South 0°22'11" East for a distance of 122.00 feet;
thence South 89°37'26" East for a distance of 119.40 feet, more or less, to said Westerly margin of South Pine Street at a point bearing South 0°22'11" East from the TRUE POINT OF BEGINNING;
thence North 0°22'11" West along said Westerly margin for a distance of 122.00 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: 14,566 sq ft

Exhibit "E"

**Dynes Real Estate Holdings, LLC, Parcel 2
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-72153)**

Lots 4 and 5, Block 129, Plat of First Addition to Burlington, Skagit Co., Wash." as per plat recorded in Volume 3 of plats, page 11, records of Skagit County;

EXCEPT that portion thereof described as follows:

BEGINNING at the monumented intersection of East Rio Vista Avenue and South Anacortes Street, being the Northeast corner of the Northwest 1/4 (North 1/4 corner) of Section 5, Township 34 North, Range 4 East, W.M.;
thence North 89°36'54" West along the center line of said East Rio Vista Avenue for a distance of 369.94 feet to the intersection with South Pine Street;
thence South 0°22'11" East along the centerline of said South Pine Street for a distance of 637.08 feet to the intersection with East Sharon Avenue;
thence continue along said centerline of South Pine Street South 0°22'11" East for a distance of 370.30 feet;
thence North 89°37'26" West for a distance of 30.00 feet, more or less, to the Westerly margin of said South Pine Street and being the Southeast corner of Lot 3, City of Burlington Short Plat No. 5-06, approved November 13, 2006 and recorded November 16, 2006, under Skagit County Auditor's File No. 200611160056 and being the TRUE POINT OF BEGINNING;
thence continue North 89°37'26" West (called North 89°36'54" West on the face of said Short Plat) along the South line of said Lot 3, for a distance of 119.40 feet to the Southwest corner thereof;
thence South 0°22'11" East for a distance of 122.00 feet;
thence South 89°37'26" East for a distance of 119.40 feet, more or less, to said Westerly margin of South Pine Street at a point bearing South 0°22'11" East from the TRUE POINT OF BEGINNING;
thence North 0°22'11" West along said Westerly margin for a distance of 122.00 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: 55,358 sq ft

Exhibit "D"

**Dynes Real Estate Holdings, LLC, Parcel 1
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-72153)**

That portion of Lots 4 and 5, Block 129, Plat of First Addition to Burlington, Skagit Co., Wash." as per plat recorded in Volume 3 of plats, page 11, records of Skagit County and being more particularly described as follows:

BEGINNING at the monumented intersection of East Rio Vista Avenue and South Anacortes Street, being the Northeast corner of the Northwest 1/4 (North 1/4 corner) of Section 5, Township 34 North, Range 4 East, W.M.;
thence North 89°36'54" West along the center line of said East Rio Vista Avenue for a distance of 369.94 feet to the intersection with South Pine Street;
thence South 0°22'11" East along the centerline of said South Pine Street for a distance of 637.08 feet to the intersection with East Sharon Avenue;
thence continue along said centerline of South Pine Street South 0°22'11" East for a distance of 370.30 feet;
thence North 89°37'26" West for a distance of 30.00 feet, more or less, to the Westerly margin of said South Pine Street and being the Southeast corner of Lot 3, City of Burlington Short Plat No. 5-06, approved November 13, 2006 and recorded November 16, 2006, under Skagit County Auditor's File No. 200611160056 and being the TRUE POINT OF BEGINNING;
thence continue North 89°37'26" West (called North 89°36'54" West on the face of said Short Plat) along the South line of said Lot 3, for a distance of 119.40 feet to the Southwest corner thereof;
thence South 0°22'11" East for a distance of 122.00 feet;
thence South 89°37'26" East for a distance of 119.40 feet, more or less, to said Westerly margin of South Pine Street at a point bearing South 0°22'11" East from the TRUE POINT OF BEGINNING;
thence North 0°22'11" West along said Westerly margin for a distance of 122.00 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: 14,566 sq ft

Exhibit "E"

**Dynes Real Estate Holdings, LLC, Parcel 2
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-72153)**

Lots 4 and 5, Block 129, Plat of First Addition to Burlington, Skagit Co., Wash." as per plat recorded in Volume 3 of plats, page 11, records of Skagit County;

EXCEPT that portion thereof described as follows:

BEGINNING at the monumented intersection of East Rio Vista Avenue and South Anacortes Street, being the Northeast corner of the Northwest 1/4 (North 1/4 corner) of Section 5, Township 34 North, Range 4 East, W.M.;
thence North 89°36'54" West along the center line of said East Rio Vista Avenue for a distance of 369.94 feet to the intersection with South Pine Street;
thence South 0°22'11" East along the centerline of said South Pine Street for a distance of 637.08 feet to the intersection with East Sharon Avenue;
thence continue along said centerline of South Pine Street South 0°22'11" East for a distance of 370.30 feet;
thence North 89°37'26" West for a distance of 30.00 feet, more or less, to the Westerly margin of said South Pine Street and being the Southeast corner of Lot 3, City of Burlington Short Plat No. 5-06, approved November 13, 2006 and recorded November 16, 2006, under Skagit County Auditor's File No. 200611160056 and being the TRUE POINT OF BEGINNING;
thence continue North 89°37'26" West (called North 89°36'54" West on the face of said Short Plat) along the South line of said Lot 3, for a distance of 119.40 feet to the Southwest corner thereof;
thence South 0°22'11" East for a distance of 122.00 feet;
thence South 89°37'26" East for a distance of 119.40 feet, more or less, to said Westerly margin of South Pine Street at a point bearing South 0°22'11" East from the TRUE POINT OF BEGINNING;
thence North 0°22'11" West along said Westerly margin for a distance of 122.00 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: 55,358 sq ft

Exhibit "F"

**Dynes Real Estate Holdings, LLC, Parcel 3
After Boundary Line Adjustment – There is no change to this Parcel
(Skagit County Assessor's Parcel No. P-72153)**

Lot 6, Block 129, First Addition to Burlington, Skagit Co., Wash." as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County.

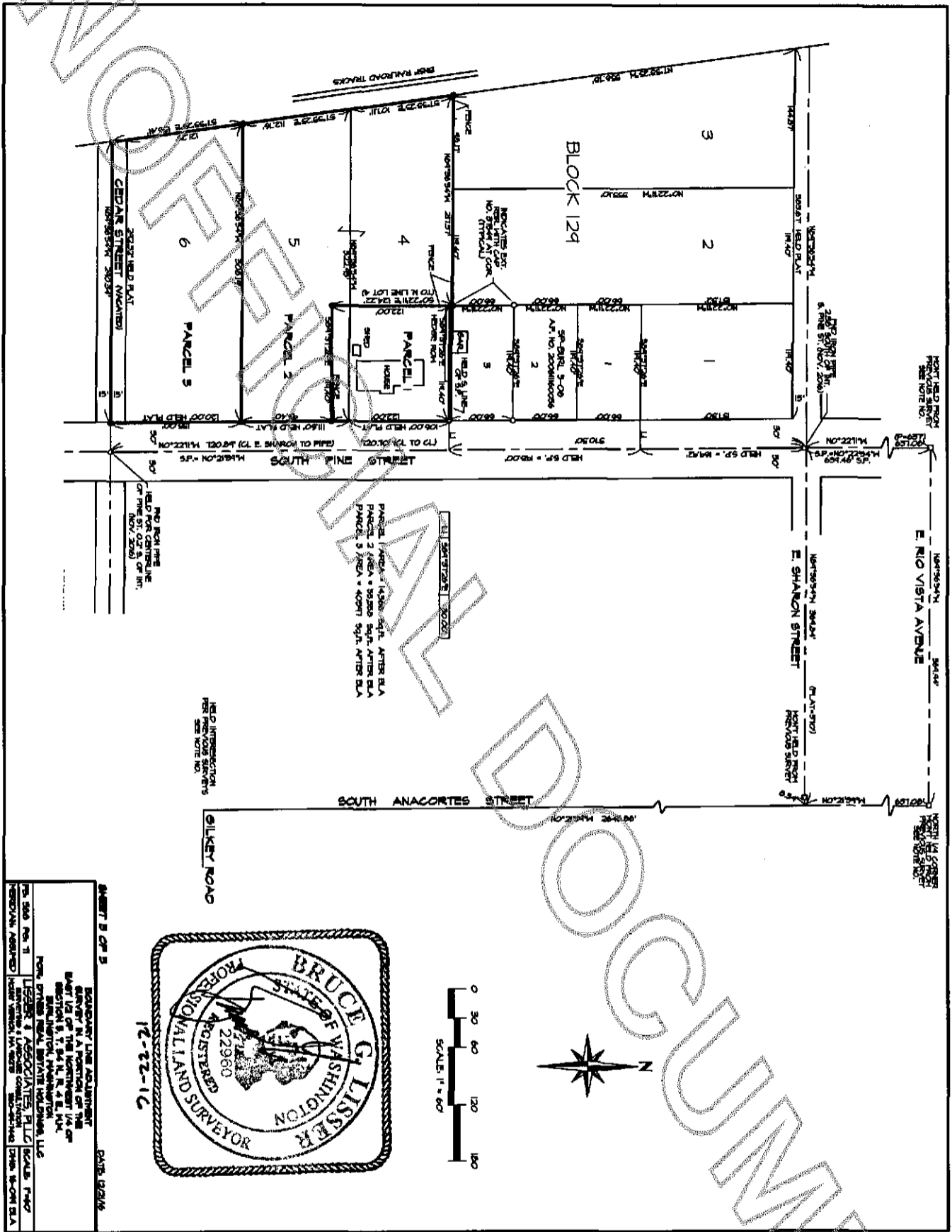
TOGETHER WITH that portion of the North 1/2 of vacated Cedar Street abutting upon and adjacent to the North line thereof.

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: 40,397 sq ft

EXHIBIT "G"



SEE RECORDED SURVEY MAP FOR FULL SCALE