



Skagit County Auditor 3/16/2017 Page 1 of 6 \$78.00 10:15AM

When recorded return to:

Monte D. and Patricia L. Levaque
2232 Ceda Hills Road
Mount Vernon, WA 98274

Escrow Number: JM1925

QUIT CLAIM DEED

THE GRANTORS MONTE D. LEVAQUE AND PATRICIA L. LEVAQUE, HUSBAND AND WIFE, for and in consideration of boundary line adjustment conveys and quit claims to MONTE D. LEVAQUE AND PATRICIA L. LEVAQUE, HUSBAND AND WIFE, the following described real estate, situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein:

Lots 1 and 2 "PLAT OF CEDAR HILLS NO. E" as per plat recorded in Volume 9 of Plat, Page 36, records of Skagit County, Washington.

The above described property will be combined or aggregated as a single lot owned by the Grantees. This boundary adjustment is not for the purposes of creating an additional building lot.

This boundary adjustment is approved by [Signature] of the Skagit County Planning Department. 3/16/2017

SUBJECT TO MATTERS OF RECORD.

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20171002 MAR 16 2017

Tax Parcel Number(s): P64333 and P64232

Dated: March 9, 2017.

Amount Paid \$0 Skagit Co. Treasurer By [Signature] Deputy

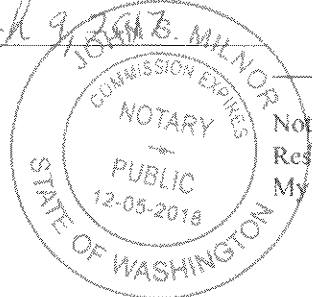
[Signature] Monte D. Levaque

[Signature] Patricia L. Levaque

State of Washington } County of Skagit } SS:

I certify that I know or have satisfactory evidence that Monte D. Levaque and Patricia L. Levaque are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

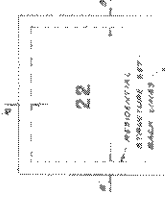
Dated: March 9, 2017 [Signature]



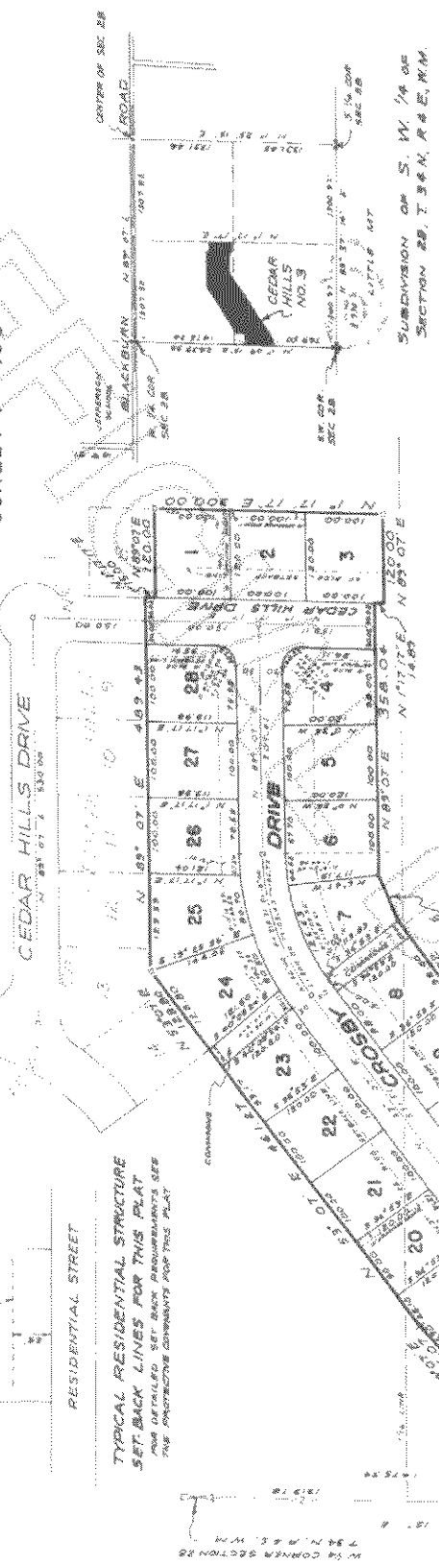
Notary Public in and for the State of Washington Residing at: Mount Vernon My appointment expires: 12/5/2018

PLAT OF CEDAR HILLS NO. 3

SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
SKAGIT COUNTY, WASHINGTON
SCALE: 1" = 100'



RESIDENTIAL STREET
TYPICAL RESIDENTIAL STRUCTURE SET-BACK LINES FOR THIS PLAT
FOR DETAILED SET-BACK REQUIREMENTS SEE THE PROVISIONS CONTAINED IN THIS PLAT



SURVEYORS CERTIFICATE

I, HAROLD P. RADER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF CEDAR HILLS NO. 3 IS BASED ON AN ACTUAL SUBDIVISION OF THE S. 1/4 OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. AND THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT INSTRUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE PLAT.

Harold P. Rader
Professional Surveyor, License No. 12345

RECORDED

FILED FOR RECORD AT THE REQUEST OF J. F. HILL ON PAGE 13 OF
BOOK 11, PAGE 1175 AT 11:57 AM - 1957 - BY J. F. HILL, COUNTY CLERK OF
SKAGIT COUNTY, WASHINGTON.



PLAT OF CEDAR HILLS NO. 3

SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. SKAGIT COUNTY, WASHINGTON SCALE: 1" = 100'

DESCRIPTION

The Plat of Cedar Hills No. 3 embraces a portion of the West and half of the South of Section 28, Township 34 North, Range 4 East, W.M. and contains the following description of lots:

Beginning at the southeast corner of lot 8 of Cedar Hills No. 1st Plat, recorded in 1914, of 34.5 acres, S60°00'00" W 150.00 feet and 81 feet on Cedar Hills No. 1st Plat, Washington, thence S 0°15'17" W along the West line of the Northwest one quarter of the Southeast one quarter of said Section 28 a distance of 300.00 feet; thence S 89°07'00" W a distance of 150.00 feet; thence N 1°11'17" E a distance of 16.89 feet; thence S 89°07'00" W a distance of 483.00 feet; thence S 64°57'00" W a distance of 81.25 feet; thence S 78°46'00" W a distance of 153.35 feet to the West line of said Section 28; thence along the West line of said Section 28 a distance of 408.00 feet to the NW corner of lot 14 of said Plat of Cedar Hills No. 1; thence along the southern boundary of said Plat of Cedar Hills No. 1 as follows: N 51°07'00" E a distance of 12.80 feet; thence N 87°07'00" W a distance of 48.85 feet; thence S 1°11'17" W a distance of 153.35 feet to the point of beginning.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Eleanor Deneve, William E. Deneve, Clifford E. Deneve and Sylvia Deneve and Cedar Hills Incorporated, a Washington corporation, do hereby declare this Plat and dedicate to the public forever all roads and ways, street, private and corporate roads shown hereon with the right to make all necessary grades for cuts and fills, and the right to continue to drain said roads and ways over any lot or lots where water might take a natural course, in the original reasonable gradings of the roads and ways hereon, following original, reasonable grading on roads and ways hereon, no drainage pipes on any lot or lots shall be required or allowed from their natural course to the street or to any drainage pipe, culvert or ditch, or to any other public or private sewer, or to any other drainage system, and that any such drainage pipes, culverts, ditches, or any other drainage system may be located, constructed, altered, repaired, replaced, or abandoned by or for the owner of any lot, shall be done by and at the expense of such owner.

Richard M. Lee
Cedar Hills Incorporated
Clifford E. Deneve
Eleanor Deneve
Sylvia Deneve
William E. Deneve

ACKNOWLEDGMENT

STATE OF WASHINGTON
County of Skagit
On this 27th day of July 1956, J. L. S., Register and the undersigned, a notary public in and for the State of Washington duly commissioned and sworn, personally appeared Richard M. Lee and Eleanor Deneve, President and Secretary, respectively, of Cedar Hills Incorporated, the corporation herein mentioned, who are respectively the President and Secretary of said corporation, for the uses and purposes therein mentioned, and on each stated they were authorized to execute the said instrument, and that the seal affixed is the corporate seal of said corporation.
Witness my hand and official seal hereunto appended the day and year in this certificate above written.

Richard M. Lee
President
Eleanor Deneve
Secretary

Notary Public in and for the State of Washington
J. L. S.
Resides at Seattle, Wash.

PLANNING COMMISSION APPROVAL

Examined and approved by the Skagit County Planning Commission this 14th day of July, 1956.
Lloyd K. Hand
Chairman, Skagit County Planning Commission

ACKNOWLEDGMENT

STATE OF WASHINGTON
County of Skagit
On this 27th day of July, 1956, I, J. L. S., Register and the undersigned, a notary public in and for the State of Washington duly commissioned and sworn, personally appeared and personally acknowledged to me, J. L. S., Register and as attorney-in-law of Eleanor Deneve, William E. Deneve, Sylvia M. Deneve, and William Deneve, also therein declared and acknowledged to me that he signed and sealed the above and voluntary act and deed of the said Eleanor Deneve, William E. Deneve, and Sylvia M. Deneve for the uses and purposes therein mentioned, and on each stated that the above and voluntary act and deed of this instrument has not been released and that the said Eleanor Deneve, William E. Deneve and Sylvia M. Deneve are now living, single and undivided, and mutual seal hereto appended the day and year in this certificate above written.

Eleanor Deneve
William E. Deneve
Sylvia M. Deneve

TREASURERS CERTIFICATE

I hereby certify that all taxes hereon levied and which have become a lien upon the lands herein described have been fully paid and discharged, according to the records of my office, up to and including the year 1955.

Richard M. Lee
Treasurer

APPROVALS

Examined and approved by the County of Skagit, State of Washington

EASEMENT PROVISIONS

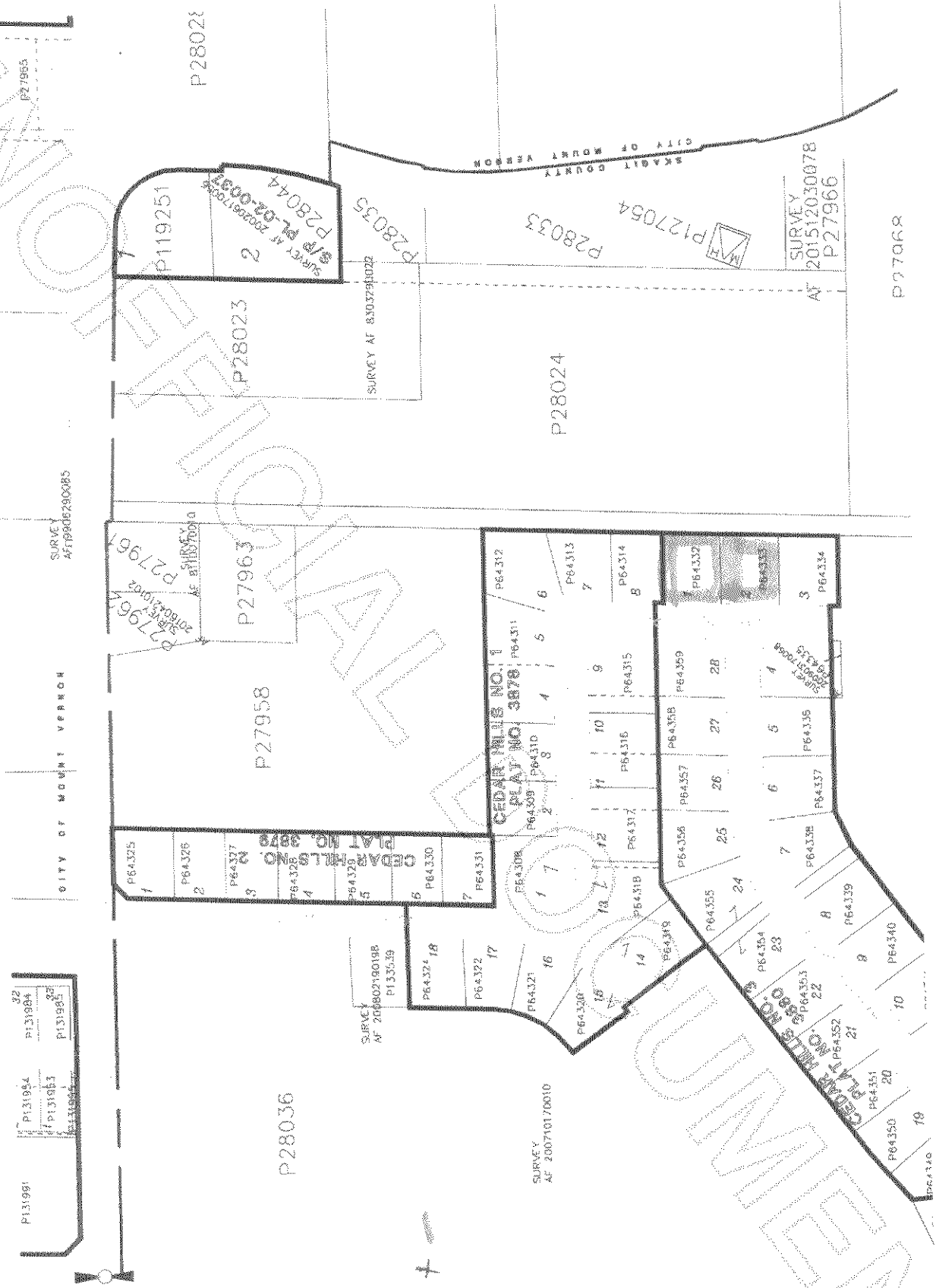
An easement is hereby reserved and granted to Skagit County Telephone Company, Skagit County Telephone Company, and Robert Sound Paper and Light Company and their respective successors and assigns, together with their heirs, assigns, successors, assigns, agents, attorneys, and assigns upon the easement to be used for the purpose of maintaining, repairing, reconstructing, widening, and making underground conduits, cables and wires with necessary poles, posts, and other appurtenances for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purpose stated, also hereby granted is the right to use the streets for the same purpose. All permanent utility services shall be provided by underground service exclusively.

RESTRICTION

For restrictions, see Restrictive Covenants filed in the Skagit County Auditor's Office, Volume 110, Page 648.

JM-1925

See Attached Notice



Pre-BLA

Lot A =

Lot B =

Post-BLA

Lot A =

Lot B is

PLAT NO. 3878
CEDAR HILLS NO. 1
CEDAR HILLS NO. 2

See Attached Notice

04-19-2015

Pre-BLA

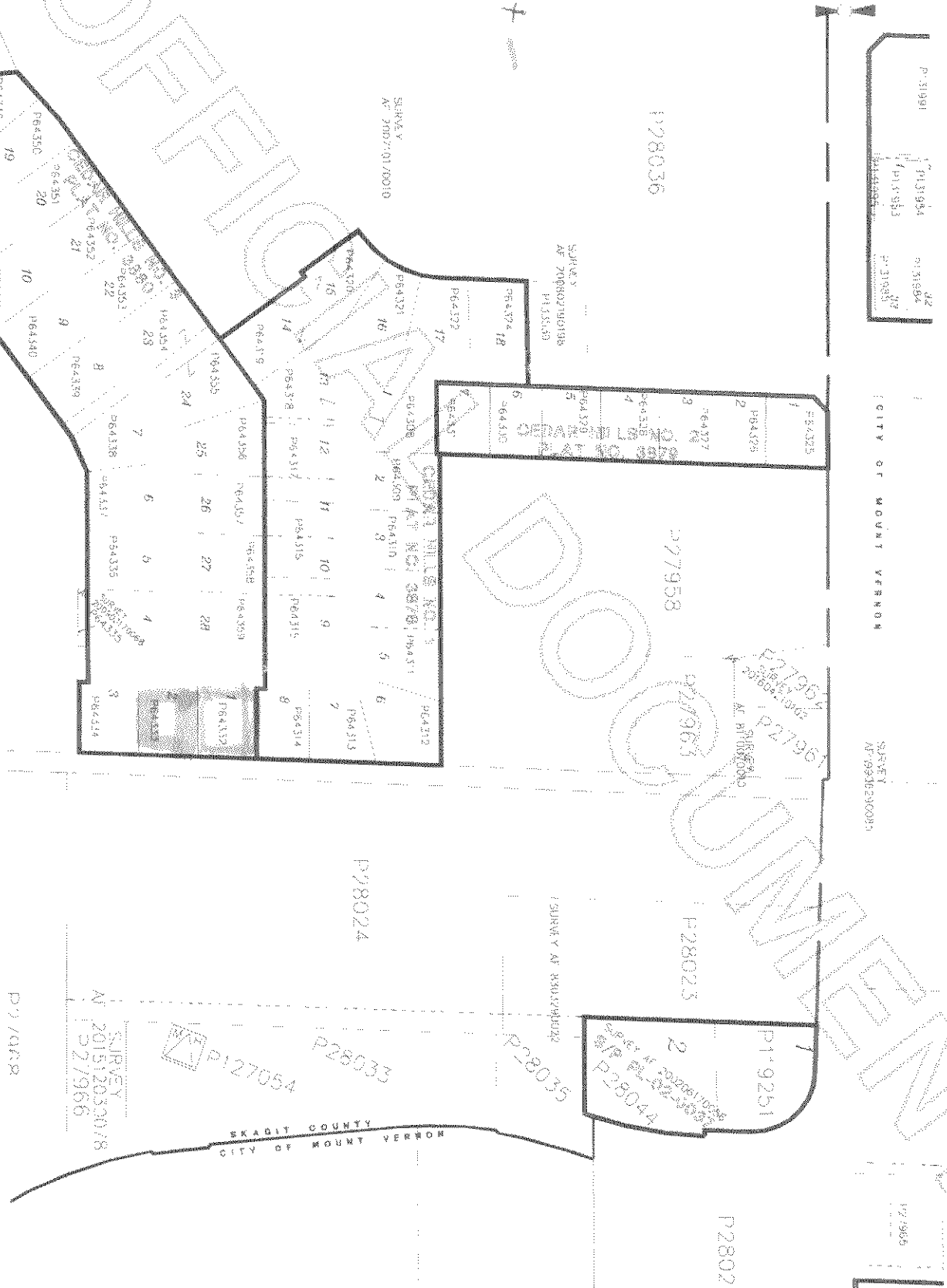
Lot A = [shaded area]

128036

Post-BLA

Lot A = [shaded area] + [shaded area]

128036



DRAFT

SURVEY
N 201512053078
02/9/66

P127054

P28033

P28035

P28044

P19251

P28023

P28024

P28021

127965

P2/0428

SKADIT COUNTY
CITY OF MOUNT VERNON

Order No. JM-1925

NOTICE

... This sketch is furnished as a courtesy only by FIRST AMERICAN TITLE INSURANCE COMPANY and its agent and is NOT a part of any Title Commitment or Policy of Title Insurance.

... This sketch is furnished solely for the purpose of assisting in locating the premises and does not purport to show all highways, road or easements affecting the property. No reliance should be placed upon this sketch for the location or dimensions of the property and no liability is assumed for the correctness thereof.