



201709280103

Skagit County Auditor

\$54.00

9/28/2017 Page

1 of

11 10:42AM

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed
(Boundary Line Adjustment)

Grantor: McHoldings, LLC

Grantees: McHoldings, LLC

Legal Description: ptn S 1/2 SW 1/4 25-34N-4EWM

Assessor's Property Tax Parcel or Account Nos.: P27807; P67141

Reference Nos of Documents Assigned or Released: N/A

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174570
SEP 28 2017

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

THIS INDENTURE, is made this 15TH day of September 2017, between McHoldings, LLC, Grantor, and McHoldings, LLC, Grantee.

Recitals

- a. Grantor/ Grantee is the owner of the property bearing Skagit County Assessor's parcel nos. P27807 and P67141, described in the attached Exhibits A and B.
- b. Grantor/ Grantee wishes to adjust the boundaries between the two parcels, with a portion of P27807 (described in the attached Exhibit C) to be incorporated into P67141, and a portion of P67141 (described in the attached Exhibit D) to be incorporated into P27807.
- c. The adjusted description of P27807 is attached as Exhibit E.
- d. The adjusted description of P67141 is attached as Exhibit F.
- c. A diagram showing the adjustment is attached hereto as Exhibit G.

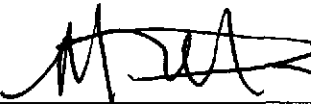
Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantor does hereby QUIT CLAIM to grantee all of its interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibits C and D.

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

DATED: 9/15, 2017.

McHOLDINGS, LLC


By: 
MICHAEL McCOY, Member/ Manager

STATE OF WASHINGTON)
(ss.
COUNTY OF SKAGIT)

On this 15th day of Sept., 2017, before me personally appeared Michael McCoy, to me known to be a member or manager of McHoldings, LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf thereof.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

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


NOTARY PUBLIC in and for the State of Washington,
residing at Mont Vista
My commission expires: 7-14-20
Name: Bruce G. Lisser

UNOFFICIAL DOCUMENT

Exhibit "A"

**McHoldings, LLC, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-27807)**

That portion of the South 1/2 of the Southwest 1/4 of Section 25, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point 1,460.09 feet East and 333.97 feet South of the Northwest corner of the South 1/2 of the Southwest 1/4 of said Section, said point being the Southwest corner of a tract of land as conveyed to School District No. 73 by deed recorded under Auditor's File No. 296453; thence North 79°52' East, 182 feet to the TRUE POINT OF BEGINNING of this description; thence South 161 feet; thence North 79°52' East to the West line of Lake View Boulevard; thence Northwesterly along the West line of Lake View Boulevard to a point North 79°52' East of the TRUE POINT OF BEGINNING; thence South 79°52' West to the TRUE POINT OF BEGINNING.

(Also known as Parcel "A" of Survey recorded September 6, 2002 under Skagit County Auditor's File No. 200209060015).

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.



9-8-17

Exhibit "B"

**McHoldings, LLC Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-67141)**

That portion of the South 1/2 of the Southwest 1/4 of Section 25, Township 34 North, Range 4 East, W.M., AND ALSO being a portion of Tract 2 of Skagit County Short Plat No. 32-79, approved April 30, 1979 and filed in Volume 3 of Short Plats at page 114 under Auditor's File No. 7905150047,

TOGETHER WITH a portion of Tract "C" of Skagit County Short Plat No. 32-79 (Revised), approved January 9, 1981 and filed in Volume 5 of Short Plats, at page 18 under Auditor's File No. 8101120002, described as follows:

BEGINNING at the Southeast corner of said Tract 2;
thence North $10^{\circ}22'30''$ West along the East line of said Tract 2, a distance of 208.71 feet to the Northeast corner thereof;
thence South $79^{\circ}52'00''$ West along the North line of said Tract 2, a distance of 115.16 feet to the South corner on the most Easterly line of said Tract "C";
thence North $00^{\circ}00'00''$ East along said most Easterly line, a distance of 61.00 feet to the North corner on said most Easterly line;
thence South $79^{\circ}52'00''$ West along the Northerly line of said Tract "C", a distance of 104.54 feet to the Northerly projection of the Westerly line of said Tract 2;
thence South $10^{\circ}22'30''$ West along said Westerly line and its projection, a distance of 188.76 feet;
thence North $79^{\circ}52'00''$ East, a distance of 130.0 feet;
thence South $10^{\circ}22'30''$ East, a distance of 80.00 feet to the South line of said Tract 2;
thence North $79^{\circ}52'00''$ East, a distance of 78.71 feet to the POINT OF BEGINNING of this description.

(Also known as Parcel "B" of Survey recorded September 6, 2002 under Skagit County Auditor's File No. 200209060015).

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.



9-8-17

Exhibit "C"

**Portion of McHoldings, LLC,
(Skagit County Assessor's Parcel No. P-27807)
to be Boundary Line Adjusted to McHoldings, LLC
(Skagit County Assessor's Parcel No. P-67141)**

That portion of the South 1/2 of the Southwest 1/4 of Section 25, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point 1,460.09 feet East and 333.97 feet South of the Northwest corner of the South 1/2 of the Southwest 1/4 of said Section, said point being the Southwest corner of a tract of land as conveyed to School District No. 73 by deed recorded under Auditor's File No. 296453;
thence North 79°52'00" East for a distance of 182.00 feet;
thence South 00°00'00" West for a distance of 100.00 feet to the TRUE POINT OF BEGINNING;
thence continue South 0°00'00" West for a distance of 61.00 feet to the North line of Tract 2, Skagit County Short Plat No. 32-79 recorded under Skagit County Auditor's File No. 7905150047;
thence North 79°52'00" East along the North line of said Tract 2 for a distance of 87.74 feet, more or less, to a point bearing South 62°11'16" East from the TRUE POINT OF BEGINNING;
thence North 62°11'16" West for a distance of 97.65 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 County of Skagit, State of Washington.

Containing 2,634 sq ft

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

The above described parcel will be combined or aggregated with contiguous property to the south and west (P-167141) owned by the grantee.

APPROVED

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

Skagit County

By: Mark Rader
Title: Senior Planner

Date: 9/28/2017

Exhibit "D"

**Portion of McHoldings, LLC,
(Skagit County Assessor's Parcel No. P-67141)
to be Boundary Line Adjusted to McHoldings, LLC
(Skagit County Assessor's Parcel No. P-27807)**

That portion of Tract 2, Skagit County Short Plat No. 32-79, approved April 30, 1979 and recorded May 15, 1976 under Skagit County Auditor's File No. 7905150047 described as follows:

BEGINNING at the Northwest corner of said Tract 2;
thence South $79^{\circ}52'00''$ West along the North line of said Tract 2 for a distance of 27.42 feet;
thence South $62^{\circ}11'16''$ East for a distance of 34.88 feet, more or less, to the East line of said Tract 2, also being the Westerly right-of-way margin of Lake View Boulevard, at a point bearing South $10^{\circ}22'30''$ East from the POINT OF BEGINNING;
thence North $10^{\circ}22'30''$ West along said East line of Tract 2 for a distance of 21.45 feet, more or less, to the POINT OF BEGINNING.

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 294 sq ft

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

The above described parcel will be combined or aggregated with contiguous property to the north (P-27807) owned by the grantee.

APPROVED

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

Skagit County

By: Grace Roesler
Title: Senior Planner

Date: 9/28/2017

Exhibit "E"

**McHoldings, LLC, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-27807)**

That portion of the South 1/2 of the Southwest 1/4 of Section 25, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point 1,460.09 feet East and 333.97 feet South of the Northwest corner of the South 1/2 of the Southwest 1/4 of said Section, said point being the Southwest corner of a tract of land as conveyed to School District No. 73 by deed recorded under Auditor's File No. 296453; thence North 79°52' East, 182 feet to the TRUE POINT OF BEGINNING of this description; thence South 161 feet; thence North 79°52' East to the West line of Lake View Boulevard; thence Northwesterly along the West line of Lake View Boulevard to a point North 79°52' East of the TRUE POINT OF BEGINNING; thence South 79°52' West to the TRUE POINT OF BEGINNING.

EXCEPT that portion thereof described as follows:

BEGINNING at a point 1,460.09 feet East and 333.97 feet South of the Northwest corner of the South 1/2 of the Southwest 1/4 of said Section, said point being the Southwest corner of a tract of land as conveyed to School District No. 73 by deed recorded under Auditor's File No. 296453; thence North 79°52'00" East for a distance of 182.00 feet; thence South 00°00'00" West for a distance of 100.00 feet to the TRUE POINT OF BEGINNING; thence continue South 0°00'00" West for a distance of 61.00 feet to the North line of Tract 2, Skagit County Short Plat No. 32-79 recorded under Skagit County Auditor's File No. 7905150047; thence North 79°52'00" East along the North line of said Tract 2 for a distance of 87.74 feet, more or less, to a point bearing South 62°11'16" East from the TRUE POINT OF BEGINNING; thence North 62°11'16" West for a distance of 97.65 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH that portion of Tract 2, Skagit County Short Plat No. 32-79, approved April 30, 1979 and recorded May 15, 1976 under Skagit County Auditor's File No. 7905150047 described as follows:

BEGINNING at the Northwest corner of said Tract 2; thence South 79°52'00" West along the North line of said Tract 2 for a distance of 27.42 feet; thence South 62°11'16" East for a distance of 34.88 feet, more or less, to the East line of said Tract 2, also being the Westerly right-of-way margin of Lake View Boulevard, at a point bearing South 10°22'30" East from the POINT OF BEGINNING;

thence North 10°22'30" West along said East line of Tract 2 for a distance of 21.45 feet, more or less, to the POINT OF BEGINNING.

ALL 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.

Containing 15,198 sq ft



9-8-17

Exhibit "F"

**McHoldings, LLC Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-67141)**

That portion of the South 1/2 of the Southwest 1/4 of Section 25, Township 34 North, Range 4 East, W.M., AND ALSO being a portion of Tract 2 of Skagit County Short Plat No. 32-79, approved April 30, 1979 and filed in Volume 3 of Short Plats at page 114 under Auditor's File No. 7905150047,

TOGETHER WITH a portion of Tract "C" of Skagit County Short Plat No. 32-79 (Revised), approved January 9, 1981 and filed in Volume 5 of Short Plats, at page 18 under Auditor's File No. 8101120002, described as follows:

BEGINNING at the Southeast corner of said Tract 2;
thence North 10°22'30" West along the East line of said Tract 2, a distance of 208.71 feet to the Northeast corner thereof;
thence South 79°52'00" West along the North line of said Tract 2, a distance of 115.16 feet to the South corner on the most Easterly line of said Tract "C";
thence North 00°00'00" East along said most Easterly line, a distance of 61.00 feet to the North corner on said most Easterly line;
thence South 79°52'00" West along the Northerly line of said Tract "C", a distance of 104.54 feet to the Northerly projection of the Westerly line of said Tract 2;
thence South 10°22'30" West along said Westerly line and its projection, a distance of 188.76 feet;
thence North 79°52'00" East, a distance of 130.0 feet;
thence South 10°22'30" East, a distance of 80.00 feet to the South line of said Tract 2;
thence North 79°52'00" East, a distance of 78.71 feet to the POINT OF BEGINNING of this description.

EXCEPT that portion thereof described as follows:

BEGINNING at the Northwest corner of said Tract 2;
thence South 79°52'00" West along the North line of said Tract 2 for a distance of 27.42 feet;
thence South 62°11'16" East for a distance of 34.88 feet, more or less, to the East line of said Tract 2, also being the Westerly right-of-way margin of Lake View Boulevard, at a point bearing South 10°22'30" East from the POINT OF BEGINNING;
thence North 10°22'30" West along said East line of Tract 2 for a distance of 21.45 feet, more or less, to the POINT OF BEGINNING.

TOGETHER WITH that portion of the South 1/2 of the Southwest 1/4 of Section 25, Township 34 North, Range 4 East, W.M., described as follows:

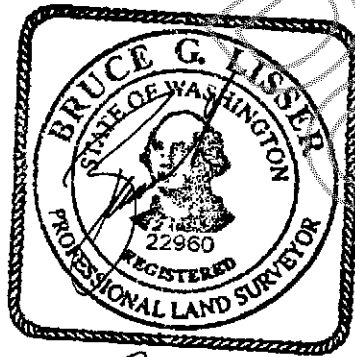
BEGINNING at a point 1,460.09 feet East and 333.97 feet South of the Northwest corner of the South 1/2 of the Southwest 1/4 of said Section, said

point being the Southwest corner of a tract of land as conveyed to School District No. 73 by deed recorded under Auditor's File No. 296453;
thence North 79°52'00" East for a distance of 182.00 feet;
thence South 00°00'00" West for a distance of 100.00 feet to the TRUE POINT OF BEGINNING;
thence continue South 0°00'00" West for a distance of 61.00 feet to the North line of Tract 2, Skagit County Short Plat No. 32-79 recorded under Skagit County Auditor's File No. 7905150047;
thence North 79°52'00" East along the North line of said Tract 2 for a distance of 87.74 feet, more or less, to a point bearing South 62°11'16" East from the TRUE POINT OF BEGINNING;
thence North 62°11'16" West for a distance of 97.65 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 County of Skagit, State of Washington.

Containing 41,447 sq ft



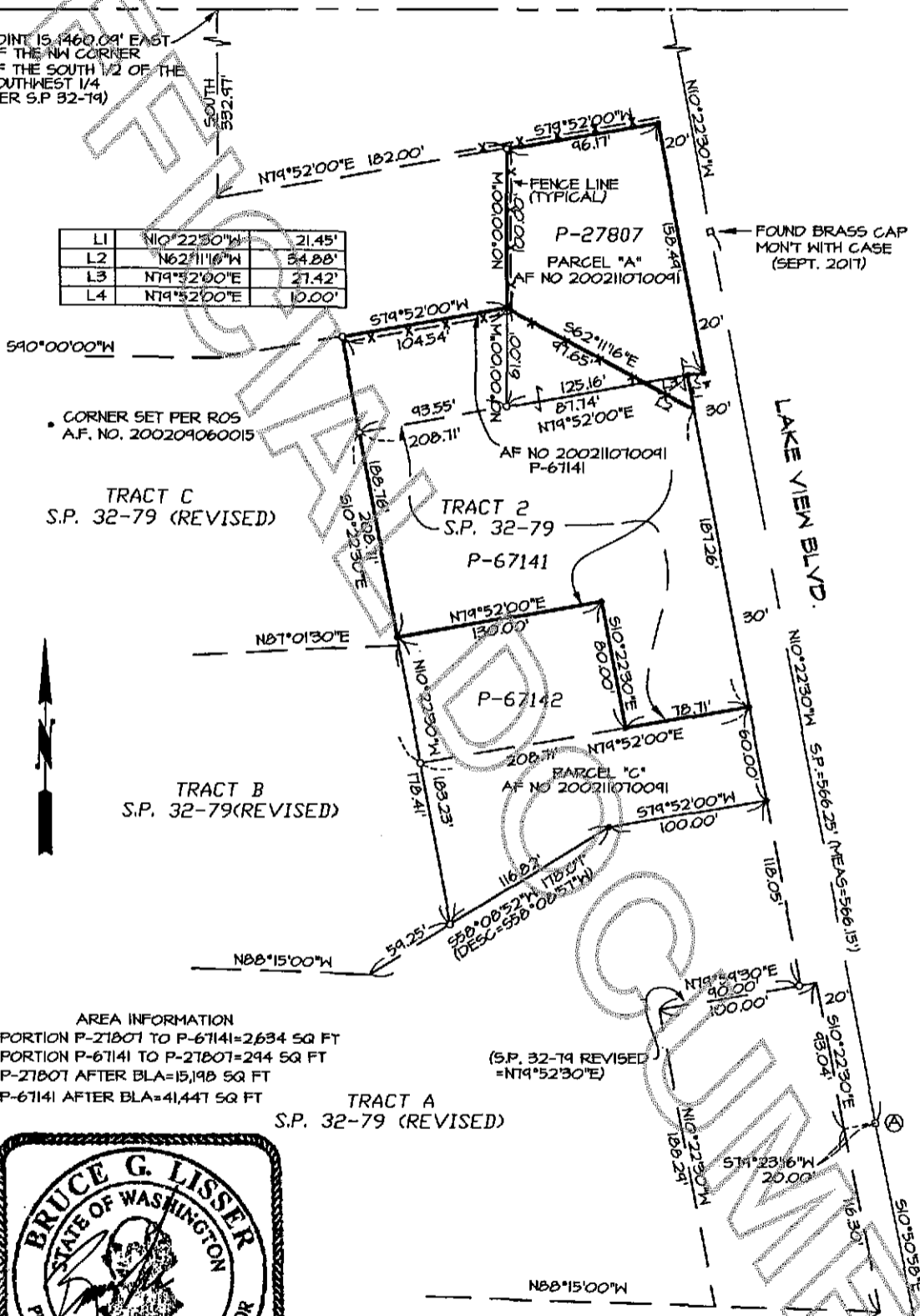
9-8-17

EXHIBIT "G"

FOR ADDITIONAL SURVEY INFORMATION SEE ROS A.F. NO. 200209060015 SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

POINT 15.46009' EAST OF THE NW CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 (PER S.P. 32-79)

L1	N10°22'30"W	21.45'
L2	N62°11'16"W	54.88'
L3	N79°52'00"E	27.42'
L4	N79°52'00"E	10.00'



CORNER SET PER ROS A.F. NO. 200209060015

TRACT C S.P. 32-79 (REVISED)

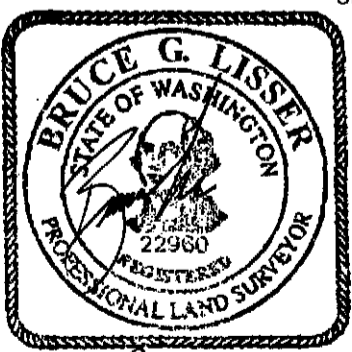
TRACT 2 S.P. 32-79 P-67141

TRACT B S.P. 32-79 (REVISED)

PARCEL "C" P-67142 AF NO 200211070091

AREA INFORMATION
 PORTION P-27807 TO P-67141=2634 SQ FT
 PORTION P-67141 TO P-27807=244 SQ FT
 P-27807 AFTER BLA=15,198 SQ FT
 P-67141 AFTER BLA=41,447 SQ FT

TRACT A S.P. 32-79 (REVISED)



9-8-17

SCALE: 1"=100'
 MERIDIAN: ASSUMED

LISSER & ASSOCIATES, PLLC
 SURVEYING & LAND-USE CONSULTATION
 MOUNT VERNON, WA 98273 360-419-7442

DATE: 9/08/17
 DWG: 17-083BLA EXH