



201812180044

12/18/2018 03:10 PM Pages: 1 of 12 Fees: \$110.00
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed
(Boundary Line Adjustment)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20185497
DEC 18 2018

Amount Paid \$ 52.88
Skagit Co. Treasurer
By *[Signature]* Deputy

Grantor: Skagit Farmlands LLC

Grantees: Donald J. Sanford & Catherine J. Meyer, h/w

Legal Description: ptn Lot 4 S/P PL-00-0408, Govt Lot 2, 19-34N-3EWM

Assessor's Property Tax Parcel or Account Nos.: P20708; P20709; P22140; P22141; P22142; P122143; P122144

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 15 day of October, 2018, between Skagit Farmlands LLC, a Washington limited liability company, Grantor, and Donald J. Sanford & Catherine J. Meyer, h/w, Grantees.

Recitals

- a. Grantor is the owner of the property bearing Skagit County Assessor's parcel nos. P20708; P20709; P22140; P22142; P122143; and P122144, described in the attached Exhibit A.
- b. Grantees are the owners of the property bearing Skagit County Assessor's parcel no. P22141, described in the attached Exhibit B.
- b. The parties wish to adjust the boundaries of the two parcels, with a portion of P22141 (described in the attached Exhibit C) being incorporated into P22142.
- d. The adjusted description of P20708; P20709; P22140; P22142; P122143; and P122144 is attached hereto as Exhibit D.

- e. The adjusted description of P22141 is attached hereto as Exhibit E.
- f. A diagram showing the adjustment is attached hereto as Exhibit F.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for no monetary consideration, grantor does hereby CONVEY & QUIT CLAIM to the grantees 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 Exhibit C.

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

DATED: 10/25, 2018.

SKAGIT FARMLAND LLC

By: _____

Anthony Wisdom
(Printed name & title) President

STATE OF WASHINGTON)
(ss.
COUNTY OF SKAGIT)

On this 25 day of Oct, 2018, before me personally appeared Anthony Wisdom, to me known to be a member or manager of Skagit Farmland 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 or she 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.

Michelle Evans

NOTARY PUBLIC in and for the State of Washington,
residing at Skagit County
My commission expires: 4/1/21
Name: Michelle Evans

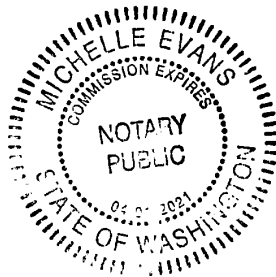


Exhibit "A"

**Donald J. Sanford and Catherine Jean Meyer, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-22142)**

The East 230 feet of the South 226 feet of Government Lot 2, Section 19, Township 34 North, Range 3 East, W.M.

EXCEPT the as-built and existing County Road running along the South line thereof,

AND EXCEPT the East 30 feet thereof.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across said 30 feet.

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.



8-17-18

Exhibit "B"

**Skagit Farmland, LLC, a Washington Limited Liability Company, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel No. P-122144, P-122143, P-20708, P-22140, P-22141, and
P-20709)**

Those portions of both Lot 4 of Short Plat No. PL00-0408, approved July 31, 2002 and recorded as Auditor's File No. 200208010118, records of Skagit County, Washington, and of Lot 4 of Short Plat No. PL02-0485, approved September 13, 2002 and recorded under Auditor's File No. 200209160059, records of Skagit County, Washington, lying Southerly and Easterly of the following described line:

BEGINNING at the Southeast corner of said Lot 4, Short Plat No. PL02-0485;
thence Westerly along the South line of said Lot 4 to the Southeast corner of said Section 13, as shown on the "Plat of Skagit Beach No. 1", as per plat recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington;
thence North 89°21'46" West a distance of 2,070.66 feet along an existing ditch to a line that is 40 feet East of and parallel with the East line of said "Plat of Skagit Beach No. 1";
thence South 45°28'30" West a distance of 229.39 feet along said parallel line;
thence South 09°44'00" West a distance of 53.06 feet along said parallel line to an existing ditch;
thence South 66°31'59" East a distance of 18.50 feet along said ditch;
thence South 32°54'23" East a distance of 22.50 feet along said ditch;
thence South 10°11'32" East a distance of 38.03 feet along said ditch;
thence South 01°18'54" West a distance of 161.19 feet along said ditch;
thence South 02°55'57" East a distance of 65.76 feet along said ditch;
thence South 17°42'52" East a distance of 84.23 feet along said ditch;
thence South 31°14'08" East a distance of 81.72 feet along said ditch;
thence South 39°47'07" East a distance of 108.82 feet along said ditch;
thence South 48°43'40" East a distance of 131.89 feet along said ditch;
thence South 29°41'21" East a distance of 110.25 feet along said ditch;
thence South 12°50'42" East a distance of 174.01 feet along said ditch;
thence South 16°17'21" East a distance of 137.92 feet along said ditch;
thence South 21°45'41" East a distance of 105.65 feet along said ditch;
thence South 42°03'59" East a distance of 161.32 feet along said ditch;
thence South 53°43'28" East a distance of 133.16 feet along said ditch;
thence South 49°24'40" East a distance of 115.89 feet along said ditch;
thence South 68°41'03" East a distance of 162.43 feet along said ditch;
thence South 01°21'14" East a distance of 61.40 feet along said ditch;
thence South 19°06'04" West a distance of 93.09 feet along said ditch;
thence South 14°08'21" West a distance of 69.28 feet along said ditch;
thence South 29°51'07" East a distance of 100.06 feet along said ditch;
thence South 58°48'26" East a distance of 98.92 feet along said ditch;
thence South 70°48'24" East a distance of 102.92 feet along said ditch;
thence South 58°20'31" East a distance of 90.89 feet along said ditch;
thence South 31°17'46" East a distance of 194.07 feet along said ditch;

thence South 40°36'49" East a distance of 57.94 feet along said ditch;
thence South 44°44'37" East a distance of 72.81 feet along said ditch;
thence South 22°10'31" East a distance of 126.83 feet along said ditch;
thence South 05°21'14" East a distance of 121.88 feet along said ditch;
thence South 00°34'30" West a distance of 57.89 feet to the South line of the Southeast
1/4 of the Northeast 1/4 of said Section 24 and the terminus of said line at a point that is
North 89°25'30" West a distance of 836.36 feet from the Southeast corner of said
subdivision (East 1/4 corner of said Section 24).

ALL OF THE ABOVE being portions of Section 24, in Township 34 North, Range 2 East, W.M.,
and being a portion of Section 19, Township 34 North, Range 3 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress, utilities and irrigation over,
across, under and through a strip of land 30 feet in width lying Westerly of the East line of the
following described tract of land:

Government Lot 4, of Section 18, Township 34 North, Range 3 East, W.M.

Government Lot 3, that portion of the Southeast 1/4 of the Northwest 1/4 lying South
and West of Higgins Slough, and that portion of the Northeast 1/4 of the Southwest 1/4
lying West of Higgins Slough, all in Section 18, Township 34 North, Range 3 East,
W.M.

The above-described easement commences on the South line of said Government Lot 4, and
terminates on the East line of Government Lot 2, of said Section 18.

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.



8-17-18

Exhibit "C"

**Portion of Skagit Farmlands, LLC, a Washington Limited Liability Company, Parcel
Skagit County Assessor's Parcel No. P-22141
To be Boundary Line Adjusted into
Donald J. Sanford and Catherine J. Meyer, husband and wife, Parcel,
Skagit County Assessor's Parcel Number P-22142**

That portion of Lot 4 of Skagit County Short Plat No. PL-00-0408, approved July 31, 2002 and recorded August 1, 2002 under Skagit County Auditor's File No. 200208010118, being a portion of Government Lot 2, Section 19, Township 34 North, Range 3 East, W.M. and being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 4 of Skagit County Short Plat No. PL-00-0408;
thence South 89°25'49" West along the South line of said Lot 4, also being the Northerly right-of-way margin of Downey Road for a distance of 30.00 feet, more or less, to the Southeast corner of that certain parcel conveyed to Donald J. Sanford and Catherine Jean Meyer, husband and wife, by Quit Claim deed, recorded under Skagit County Auditor's File No. 200212050012;
thence North 0°02'04" East along the East line of said Sanford/Meyer parcel for a distance of 208.51 feet, more or less, to the Northeast corner thereof;
thence South 89°25'49" West along the North line of said Sanford/Meyer parcel for a distance of 200.01 feet, more or less, to the Northwest corner thereof;
thence North 0°02'04" East on a northerly projection of the West line of said Sanford/Meyer parcel for a distance of 30.00 feet;
thence North 89°25'49" East parallel with the North line of said Sanford/Meyer parcel for a distance of 230.01 feet, more or less, to the East line of said Lot 4 Short Plat No. PL-00-0408, at a point bearing North 0°02'04" East from the POINT OF BEGINNING;
thence South 0°02'04" West along said East line for a distance of 238.51 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 including but not limited to those certain 30.0 foot wide easements referenced under documents recorded under Skagit County Auditor's File Numbers 638852 and 200209190153.

Situate in the County of Skagit, State of Washington.

Containing 13,155 sq ft, 0.30 acres

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-22142) owned by the grantee.

APPROVED

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

Skagit County

By: *Howard Roeder*
Title: *Senior Planner*

Date: *12/16/2018*



8-17-18

Exhibit "D"

**Donald J. Sanford and Catherine Jean Meyer, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-22142)**

The East 230 feet of the South 226 feet of Government Lot 2, Section 19, Township 34 North, Range 3 East, W.M.

EXCEPT the as-built and existing County Road running along the South line thereof,

AND EXCEPT the East 30 feet thereof.

TOGETHER WITH that portion of Lot 4 of Skagit County Short Plat No. PL-00-0408, approved July 31, 2002 and recorded August 1, 2002 under Skagit County Auditor's File No. 200208010118, being a portion of Government Lot 2, Section 19, Township 34 North, Range 3 East, W.M. and being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 4 of Skagit County Short Plat No. PL-00-0408;
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thence North 0°02'04" East along the East line of said Sanford/Meyer parcel for a distance of 208.51 feet, more or less, to the Northeast corner thereof;
thence South 89°25'49" West along the North line of said Sanford/Meyer parcel for a distance of 200.01 feet, more or less, to the Northwest corner thereof;
thence North 0°02'04" East on a northerly projection of the West line of said Sanford/Meyer parcel for a distance of 30.00 feet;
thence North 89°25'49" East parallel with the North line of said Sanford/Meyer parcel for a distance of 230.01 feet, more or less, to the East line of said Lot 4 Short Plat No. PL-00-0408, at a point bearing North 0°02'04" East from the POINT OF BEGINNING;
thence South 0°02'04" West along said East line for a distance of 238.51 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 including but not limited to those certain 30.0 foot wide easements referenced under documents recorded under Skagit County Auditor's File Numbers 638852 and 200209190153.

Situate in the County of Skagit, State of Washington.

Area = 54,857 sq ft, 1.26 acres

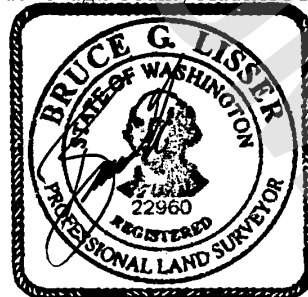


Exhibit "E"**Skagit Farmland, LLC, a Washington Limited Liability Company, Parcel
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thence South 45°28'30" West a distance of 229.39 feet along said parallel line;
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thence South 44°44'37" East a distance of 72.81 feet along said ditch;
thence South 22°10'31" East a distance of 126.83 feet along said ditch;
thence South 05°21'14" East a distance of 121.88 feet along said ditch;
thence South 00°34'30" West a distance of 57.89 feet to the South line of the Southeast
1/4 of the Northeast 1/4 of said Section 24 and the terminus of said line at a point that is
North 89°25'30" West a distance of 836.36 feet from the Southeast corner of said
subdivision (East 1/4 corner of said Section 24).

EXCEPT that portion of said Lot 4 of Skagit County Short Plat No. PL-00-0408, approved July 31, 2002 and recorded August 1, 2002 under Skagit County Auditor's File No. 200208010118, being a portion of Government Lot 2, Section 19, Township 34 North, Range 3 East, W.M. and being more particularly described as follows:

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thence South 0°02'04" West along said East line for a distance of 238.51 feet, more or less, to the POINT OF BEGINNING;

ALL OF THE ABOVE being portions of Section 24, in Township 34 North, Range 2 East, W.M., and being a portion of Section 19, Township 34 North, Range 3 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress, utilities and irrigation over, across, under and through a strip of land 30 feet in width lying Westerly of the East line of the following described tract of land:

Government Lot 4, of Section 18, Township 34 North, Range 3 East, W.M.

Government Lot 3, that portion of the Southeast 1/4 of the Northwest 1/4 lying South and West of Higgins Slough, and that portion of the Northeast 1/4 of the Southwest 1/4 lying West of Higgins Slough, all in Section 18, Township 34 North, Range 3 East, W.M.

The above-described easement commences on the South line of said Government Lot 4, and terminates on the East line of Government Lot 2, of said Section 18.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record including but not limited to those certain 30.0 foot wide easements referenced under documents recorded under Skagit County Auditor's File Numbers 638852 and 200209190153.

Situate in the County of Skagit, State of Washington.



8-17-18

EXHIBIT "F"

