



202010230044

10/23/2020 11:22 AM Pages: 1 of 24 Fees: \$126.50
Skagit County Auditor

Return Address

Stiles Law Inc., P.S.
925 Metcalf / P.O. Box 228
Sedro-Woolley, WA 98284
Attention: Timothy C. Lehr

Document Title(s) (or transactions contained therein):

1. Boundary Line Agreement

Reference Number(s) of Documents assigned or released: N/A
(on page ___ of documents(s))

Grantor(s) (Last name first, then first name and initials):

1. Roots Land Holdings, LLC, a Washington limited liability corporation
- 2.

Grantee(s) (Last name first, then first name and initials):

1. Gunnard W. Modin
2. Roots Land Holdings, LLC, a Washington limited liability corporation

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

PTN SW SW, 21-36-01 (P49730); PTN SE SE, 20-36-04 (P49681)

LOT 1 of SP 54-81 in 28-36-04 (P50179)

___ Full legal descriptions are on Exhibits A-C attached.

Assessor's Property Tax Parcel/Account Number(s)

P49730 / 360421-3-008-0005, P49681 / 360420-4-014-0006, & P50179 / 360428-2-002-0105

Property (Boundary) Line Adjustment Agreement

This Boundary Line Agreement (the "Agreement") is made on as of March ____, 2020 by and between **Roots Land Holdings LLC, a Washington limited liability corporation** (hereinafter "**Roots Land Holdings**"), and **Gunnard W. Modin** (hereinafter "**Gunnard**"). Roots Land Holdings and Gunnard may individually be referred to as a ("**Party**") or collectively referred to as the ("**Parties**"). This Agreement takes effect upon recording.

WHEREAS, Roots Land Holdings owns real property located at No Situs / Vacant Land, Sedro-Woolley, WA 98284, Skagit County Parcel No. P49681 / 360420-4-014-0006, (hereinafter "**P49681**"), which is more specifically and legally described on the attached Exhibit "A" and graphically depicted on the attached Exhibit "J", both of which are incorporated herein by this reference.

WHEREAS, Roots Land Holdings owns real property located at No Situs / Vacant Land, Sedro-Woolley, WA 98284, Skagit County Parcel No. P49730 / 360421-3-008-0005, (hereinafter "**P49730**"), which is more specifically and legally described on the attached Exhibit "B", and graphically depicted on the attached Exhibit "J", both of which are incorporated herein by this reference.

WHEREAS, Gunnard owns real property located at 4007 Humphrey Hill Road, Sedro-Woolley, WA 98284, Skagit County Parcel No. P50179 / 360428-2-002-0105, (hereinafter "**P50179**"), which is more specifically and legally described on the attached Exhibit "C" and graphically depicted on the attached Exhibit "J", both of which are incorporated herein by this reference.

WHEREAS, the Parties to this agreement are the present owners in fee simple of the above-mentioned adjoining parcels of real property, and as such have agreed to adjust the boundary lines of said parcels and establish new boundary lines with respect to said parcels in exchange for valuable consideration, THE PARTIES AGREE AS FOLLOWS:

1. CONVEYANCE:

- a. Roots Land Holdings agrees to grant and convey to Gunnard a portion of **P49681**, said portion being more specifically and legally described on the attached Exhibit "D", and depicted on the attached Exhibit "K", both of which are incorporated herein by this reference.
- b. Roots Land Holdings agrees to grant and convey to Gunnard a portion of **P49730**, said portion being more specifically and legally described on the attached Exhibit "E", and

depicted on the attached Exhibit "L", both of which are incorporated herein by this reference.

c. Roots Land Holdings, as owner of **P49730**, agrees to grant and covey to Roots Land Holdings, as owner of **P49681**, a portion of **P49730**, said portion being more specifically and legally described on the attached Exhibit "F", and depicted on the attached Exhibit "M", both of which are incorporated herein by this reference.

2. **AFTER BLA LEGAL DESCRIPTIONS:** The new legal description for P49681 *after* the boundary line adjustment is attached as Exhibit "G". The new legal description for P49730 *after* the boundary line adjustment is attached as Exhibit "H". The new legal description for P50179 *after* the boundary line adjustment is attached as Exhibit "I". Exhibits G-I are incorporated herein by these references.
3. **SURVEY MAPS:** A survey map depicting the Parcels *before* the boundary line adjustment is attached hereto as Exhibit "J". A survey map depicting the Parcels *after* the boundary line adjustment is attached hereto as Exhibit "N", which is incorporated herein by this reference.
4. **FEES & COSTS:** In addition to the agreed purchase price of the property conveyed to Gunnard, the Parties further agree that all costs associated with the Boundary Line Adjustment ("BLA"), including but not limited to attorney fees, recording fees, County and/or Department fees, application fees, drafting fees and surveyor fees, shall be paid solely by Gunnard.
 - a. All Parties further agree that in the event the BLA Application is "denied" by the relevant entities (City, County, State, etc.), any earnest money or deposits paid by any Party for the execution and completion of the BLA will be repaid to such Party in full.
5. **BUYERS' REPRESENTATION:** Gunnard represents that he has sufficient funds available to close this sale in accordance with this Agreement, and is not relying on any contingent source of funds unless otherwise set forth in this Agreement.
6. **LEGAL DESCRIPTIONS & BLA MAPS:** All Parties hereby agree that Jepson & Associates shall be responsible for the preparation of the legal descriptions of each parcel involved in the BLA. This includes preparation and confirmation of legal descriptions of each parcel involved before the boundary line adjustment and new legal descriptions of each parcel involved after the boundary lines are adjusted in accordance with this Agreement and attached hereto. All Parties hereby agree that Jepson & Associates will also prepare survey maps before and after the boundary line adjustment, which are attached hereto as Exhibits "O" thru "R" and are incorporated herein by this reference.
7. **TITLE:** All three Parties acknowledge that NO ASSURANCES OF TITLE will be given by Jepson & Associates accompanying the legal descriptions after the boundary line adjustment is made.

- 8. PROPERTY CONDITION:** Roots Land Holdings represents to the best of its knowledge that it is not aware of any material facts adversely affecting the property, except
- _____
- _____
- _____
- 9. CLOSING:** This sale shall be closed upon the APPROVAL of the BLA Application by the proper department of Skagit County. The Parties shall deposit all documents and monies required to complete this sale in accordance with this Agreement.
- 10. ASSIGNMENT:** Gunnard's rights under this Agreement may not be assigned by Gunnard without Roots Land Holding's prior written consent.
- 11. USE OF PROPERTY:** Notwithstanding any provisions to the contrary contained in this Agreement or addenda, Roots Land Holdings makes no representation, expressed or implied, regarding the suitability of the property for development or future use due to changes in government regulations. Gunnard has made a full and complete study of the property to Gunnard's sole satisfaction and accepts the property as is.
- 12. FACSIMILE TRANSMISSION:** Facsimile transmission of any signed original document and retransmission of any signed facsimile transmission shall be the same as transmission of an original document. At the request of any Party, the Parties will confirm facsimile transmitted signatures by signing an original document.
- 13. SEVERABILITY:** The invalidity of any portion of this Agreement will not and shall not be deemed to affect the validity of any other provision. If any provision of this Agreement is held to be invalid, the Parties agree that the remaining provisions shall be deemed to be in full force and effect.
- 14. DEFAULT/TERMINATION:** If this Agreement is terminated for any reason, any costs authorized under this Agreement to be advanced from the earnest money deposit shall be deducted before the remaining earnest money is refunded to any Party. If a dispute should arise regarding the disbursement of any earnest money, the Party holding the earnest money may interplead the funds into court.
- 15. GENERAL PROVISIONS:** Time is of the essence. There are no verbal agreements which modify this Agreement. This Agreement constitutes the full understanding between the Parties.
- 16. LEGAL AND TAX IMPLICATIONS:** This agreement affects your legal rights and obligations and will have tax implications. Agents are not permitted to give legal or tax advice. If you have any questions regarding this Agreement and the addendums, attachments, or other related documents, you should consult an attorney or tax advisor. Further, if a dispute arises regarding this transaction, the prevailing Party shall recover

costs and reasonable attorney's fees, including those for appeals. This Agreement is deemed entered into in the State of Washington and shall be governed under the laws of the State of Washington.

IN WITNESS HEREOF, THE PARTIES HAVE EXECUTED THIS AGREEMENT ON THE DAY AND YEAR WRITTEN BELOW.

ROOTS LAND HOLDINGS, LLC

By: [Signature]
Roots Land Holdings, LLC

05/15/2020
DATE

Dale Ambrose
Print Name

Manager of ROOTS LAND HOLDINGS, LLC
Title

GUNNARD W. MODIN

By: [Signature]
Gunnard W. Modin

15 APRIL 2020
DATE

GUNNARD W MODIN
Print Name

BOUNDARY ADJUSTMENT
Reviewed and approved in accordance
with Skagit County Code Chapter 14.18
[Signature]
Skagit Co. Planning & Dev. Services
9/30/2020
Date

STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that **Gunnard W. Modin** is the person who appeared before me and who on oath is authorized to execute the within and foregoing instrument and acknowledged that he signed this instrument as his/her free and voluntary act for the uses and purposes mentioned in the instrument.



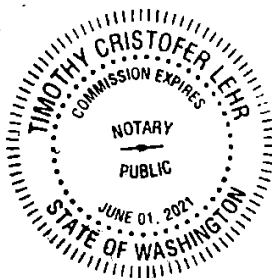
E. G. Johnson
 NOTARY PUBLIC in and for the
 State of Washington
 residing at: Sedro-Woolley
 Commission expires: 12/2/21

STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that Dale Amberson, Manager of **ROOTS LAND HOLDINGS, LLC** is the person who appeared before me and who on oath is authorized to execute the within and foregoing instrument and acknowledged him as Manager of **ROOTS LAND HOLDINGS, LLC**, and acknowledged that he signed this instrument for the Company and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.



T. Cristofer Lehr
 NOTARY PUBLIC in and for the
 State of Washington
 residing at: 6 Sedro-Woolley, WA
 Commission expires: 6/01/2021

EXHIBIT "A"**ROOTS LAND HOLDINGS LLC PROPERTY PRIOR TO BOUNDARY LINE ADJUSTMENT
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-49681)**

(PER CHICAGO TITLE INSURANCE COMPANY ALTA OWNER'S POLICY OF TITLE INSURANCE POLICY
NO. 620031226, DATED JULY 28, 2017):

THE SOUTH 190 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER LYING SOUTHEASTERLY OF ROAD,
IN SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M.

SITUATED IN SKAGIT COUNTY, WASHINGTON.



PREPARED BY JEPSON & ASSOCIATES
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
222 GRAND AVE., SUITE C, BELLINGHAM, WA 98225
PHONE: (360) 733-5740 | FAX: (360) 647-8939
EMAIL: CMJEPSON@JEPSONENGINEERING.COM
JOB NO. 17070 | JANUARY 31, 2020

EXHIBIT "B"**ROOTS LAND HOLDINGS LLC PROPERTY PRIOR TO BOUNDARY LINE ADJUSTMENT
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-49730)**

(PER CHICAGO TITLE INSURANCE COMPANY ALTA OWNER'S POLICY OF TITLE INSURANCE POLICY
NO. 620031226, DATED JULY 28, 2017):

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST WILLAMETTE
MERIDIAN, LYING SOUTH OF THE COUNTY ROAD (C.C.C. COUNTY ROAD), EXCEPT THE EASTERLY 6 ACRES THEREOF,
AND EXCEPT THE FOLLOWING DESCRIBED TRACTS:

1. [P-49588] BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EASTERLY ALONG THE C.C.C.
ROAD 300 FEET; THENCE SOUTH 175 FEET; THENCE WEST 135 FEET TO THE EXISTING ROAD; THENCE NORTH
ALONG SAID ROAD, A DISTANCE OF 300 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
2. [P-49597] THAT PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH,
RANGE 4 EAST WILLAMETTE MERIDIAN, LYING SOUTHERLY OF THE C.C.C. ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE SOUTH
LINE OF SAID C.C.C. ROAD 300 FEET; THENCE SOUTH 175 FEET; THENCE WEST 135 FEET, MORE OR LESS, TO
EAST LINE OF AN EXISTING ROAD, AND THE TRUE POINT OF BEGINNING OF THE DESCRIPTION, SAID POINT
BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO THE ALDERDALE UNION SUNDAY SCHOOL BY DEED
RECORDED JUNE 30, 1958 AS AUDITOR'S FILE NO. 567154; THENCE EAST ALONG THE SOUTH LINE OF SAID
ALDERDALE UNION SUNDAY SCHOOL TRACT AND SAID LINE EXTENDED EAST 208 FEET; THENCE SOUTH 208
FEET; THENCE WEST 208 FEET, MORE OR LESS, TO THE EAST LINE OF AN EXISTING ROAD; THENCE NORTHERLY
ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING.
3. [P-49593] THAT PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21,
TOWNSHIP 36 NORTH, RANGE 4 EAST WILLAMETTE MERIDIAN, LYING
SOUTHERLY OF THE C.C.C. ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE SOUTH
LINE OF SAID C.C.C. ROAD 300 FEET;
THENCE SOUTH 175 FEET, THENCE WEST 135 FEET, MORE OR LESS, TO EAST LINE
OF AN EXISTING ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO THE
ALDERDALE UNION SUNDAY SCHOOL BY DEED RECORDED JUNE 30, 1958, AS AUDITOR'S FILE NO. 567154;
THENCE EAST ALONG THE SOUTH LINE OF SAID ALDERDALE UNION SUNDAY SCHOOL TRACT AND SAID LINE
EXTENDED EAST 208 FEET; THENCE IN A SOUTHERLY DIRECTION 208 FEET PARALLEL WITH ROAD TO THE TRUE
POINT OF BEGINNING; THENCE SOUTHERLY 208 FEET PARALLEL WITH ROAD; THENCE WEST 208 FEET, MORE OR
LESS, TO AN EXISTING ROAD; THENCE NORTHERLY ALONG SAID EAST LINE 208 FEET, MORE OR LESS, TO A POINT
THAT IS WEST OF THE POINT OF BEGINNING; THENCE EAST TO POINT OF BEGINNING.
4. [P-49580] THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 36
NORTH, RANGE 4 EAST WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE SOUTH LINE OF C.C.C. COUNTY ROAD 300 FEET SOUTHEASTERLY OF
INTERSECTION OF SAID ROAD LINE WITH THE WEST LINE OF SAID SECTION; THENCE SOUTH 175 FEET; THENCE
135 FEET, MORE OR LESS, TO THE EAST LINE OF AN EXISTING ROAD; THENCE SOUTHERLY ALONG SAID ROAD
416 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO WILLIAM VAL MCADOW
AND WIFE BY DEED DATED DECEMBER 28, 1970 AND RECORDED JANUARY 28, 1971, UNDER AUDITOR'S FILE
NO. 748234; THENCE SOUTHERLY ALONG SAID ROAD LINE 80 FEET TO THE TRUE POINT OF BEGINNING; THENCE
EAST 40 FEET, THENCE SOUTHERLY PARALLEL TO THE ROAD 40 FEET; THENCE WEST 40 FEET TO SAID ROAD;
THENCE NORTHERLY ALONG SAID ROAD 40 FEET; MORE OR LESS, TO THE TRUE POINT OF BEGINNING.
5. THAT PORTION OF SAID SOUTHWEST 1/4 LYING WESTERLY OF THE COUNTY ROAD KNOWN AS HUMPHREY HILL
ROAD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



PREPARED BY JEPSON & ASSOCIATES
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
222 GRAND AVE., SUITE C, BELLINGHAM, WA 98225
PHONE: (360) 733-5760 | FAX: (360) 647-8939
EMAIL: CMJEPSON@JEPSONENGINEERING.COM
JOB NO. 17070 | JANUARY 31, 2020

EXHIBIT "C"**GUNNARD PROPERTY PRIOR TO BOUNDARY LINE ADJUSTMENT
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-50179)**

(PER CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE CERTIFICATE NO. 620035742,
DATED AUGUST 9, 2018):

LOT 1, SKAGIT COUNTY SHORT PLAT NO. 54-81, APPROVED FEBRUARY 9, 1982, RECORDED FEBRUARY 11, 1982 IN
VOLUME 5 OF SHORT PLATS, PAGE 164, UNDER AUDITOR'S FILE NO. 8202110010, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON.



PREPARED BY JEPSON & ASSOCIATES
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
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EMAIL: CMJEPSON@JEPSONENGINEERING.COM
JOB NO. 17070 | JANUARY 31, 2020

EXHIBIT "D"

PORTION OF ROOTS LAND HOLDINGS LLC PROPERTY
(SKAGIT COUNTY ASSESSOR'S PARCEL NOS. P-49681)
TO BE BOUNDARY LINE ADJUSTED TO GUNNARD PROPERTY
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. 50179)

THE SOUTH 50.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, ^{Township 2}~~SECTION 36~~
NORTH, RANGE 4 EAST OF W.M., LYING SOUTHEASTERLY OF HUMPHREY HILL ROAD.

CONTAINING 12,533 SQUARE FEET, MORE OR LESS.

SITUATE IN SKAGIT COUNTY, WASHINGTON.



PREPARED BY JEPSON & ASSOCIATES
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
222 GRAND AVE., SUITE C, BELLINGHAM, WA 98225
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JOB NO. 17070 | JANUARY 31, 2020

EXHIBIT "E"

PORTION OF ROOTS LAND HOLDINGS LLC PROPERTY
(SKAGIT COUNTY ASSESSOR'S PARCEL NOS. P-49730)
TO BE BOUNDARY LINE ADJUSTED TO GUNNARD PROPERTY
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. 50179)

THE SOUTH 50.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, ^{Township}~~SECTION~~ 36
NORTH, RANGE 4 EAST OF W.M.;

EXCEPT THE EAST 6 ACRES THEREOF.

CONTAINING 1.26 ACRES, MORE OR LESS.

SITUATE IN SKAGIT COUNTY, WASHINGTON.



PREPARED BY JEPSON & ASSOCIATES
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
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JOB NO. 17070 | JANUARY 31, 2020

EXHIBIT "F"

**PORTION OF ROOTS LAND HOLDINGS LLC PROPERTY
(SKAGIT COUNTY ASSESSOR'S PARCEL NOS. P-49730)
TO BE BOUNDARY LINE ADJUSTED TO ROOTS LAND HOLDINGS LLC PROPERTY
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. 49681)**

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST WILLAMETTE MERIDIAN, LYING SOUTH OF THE COUNTY ROAD (C.C.C. COUNTY ROAD), EXCEPT THE EASTERLY 6 ACRES THEREOF, AND EXCEPT THE FOLLOWING DESCRIBED TRACTS;

1. (P-49688) BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EASTERLY ALONG THE C.C.C. ROAD 300 FEET; THENCE SOUTH 175 FEET; THENCE WEST 135 FEET TO THE EXISTING ROAD; THENCE NORTH ALONG SAID ROAD, A DISTANCE OF 300 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
2. (P-49697) THAT PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST WILLAMETTE MERIDIAN, LYING SOUTHERLY OF THE C.C.C. ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID C.C.C. ROAD 300 FEET; THENCE SOUTH 175 FEET; THENCE WEST 135 FEET, MORE OR LESS, TO EAST LINE OF AN EXISTING ROAD, AND THE TRUE POINT OF BEGINNING OF THE DESCRIPTION, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO THE ALDERDALE UNION SUNDAY SCHOOL BY DEED RECORDED JUNE 30, 1958 AS AUDITOR'S FILE NO. 567154; THENCE EAST ALONG THE SOUTH LINE OF SAID ALDERDALE UNION SUNDAY SCHOOL TRACT AND SAID LINE EXTENDED EAST 208 FEET; THENCE SOUTH 208 FEET; THENCE WEST 208 FEET, MORE OR LESS, TO THE EAST LINE OF AN EXISTING ROAD; THENCE NORTHERLY ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING.
3. (P-49693) THAT PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST WILLAMETTE MERIDIAN, LYING SOUTHERLY OF THE C.C.C. ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID C.C.C. ROAD 300 FEET; THENCE SOUTH 175 FEET; THENCE WEST 135 FEET, MORE OR LESS, TO EAST LINE OF AN EXISTING ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO THE ALDERDALE UNION SUNDAY SCHOOL BY DEED RECORDED JUNE 30, 1958, AS AUDITOR'S FILE NO. 567154; THENCE EAST ALONG THE SOUTH LINE OF SAID ALDERDALE UNION SUNDAY SCHOOL TRACT AND SAID LINE EXTENDED EAST 208 FEET; THENCE IN A SOUTHERLY DIRECTION 208 FEET PARALLEL WITH ROAD TO THE TRUE POINT OF BEGINNING; THENCE SOUTHERLY 208 FEET PARALLEL WITH ROAD; THENCE WEST 208 FEET, MORE OR LESS, TO AN EXISTING ROAD; THENCE NORTHERLY ALONG SAID EAST LINE 208 FEET, MORE OR LESS, TO A POINT THAT IS WEST OF THE POINT OF BEGINNING; THENCE EAST TO POINT OF BEGINNING.
4. (P-49731) THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE SOUTH LINE OF C.C.C. COUNTY ROAD 300 FEET SOUTHEASTERLY OF INTERSECTION OF SAID ROAD LINE WITH THE WEST LINE OF SAID SECTION; THENCE SOUTH 175 FEET; THENCE 135 FEET, MORE OR LESS, TO THE EAST LINE OF AN EXISTING ROAD; THENCE SOUTHERLY ALONG SAID ROAD 416 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO WILLIAM VAL MCADOW AND WIFE BY DEED DATED DECEMBER 28, 1970 AND RECORDED JANUARY 28, 1971, UNDER AUDITOR'S FILE NO. 748234; THENCE SOUTHERLY ALONG SAID ROAD LINE 80 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST 40 FEET; THENCE SOUTHERLY PARALLEL TO THE ROAD 40 FEET; THENCE WEST 40 FEET TO SAID ROAD; THENCE NORTHERLY ALONG SAID ROAD 40 FEET; MORE OR LESS, TO THE TRUE POINT OF BEGINNING.
5. THAT PORTION OF SAID SOUTHWEST 1/4 LYING WESTERLY OF THE COUNTY ROAD KNOWN AS HUMPHREY HILL ROAD.

ALSO EXCEPT THE SOUTH 50.00 FEET OF SAID WEST HALF OF THE SOUTHWEST QUARTER;

ALSO EXCEPT A PORTION OF SAID WEST HALF OF THE SOUTHWEST QUARTER LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF THE SOUTHWEST QUARTER;
THENCE SOUTH 88°47'46" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 200.10 FEET, TO THE WEST LINE OF AFOREMENTIONED EASTERLY 6 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST WILLAMETTE MERIDIAN, LYING SOUTH OF THE COUNTY ROAD (C.C.C. COUNTY ROAD);

THENCE NORTH 02°58'35" WEST, ALONG SAID WEST LINE, 515.73 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 76°07'52" WEST, 779.35 FEET, TO THE CORNER OF AN EXISTING FENCE;

THENCE NORTH 88°18'47" WEST, 203.89 FEET;

THENCE NORTH 83°57'12" WEST, 54.41 FEET, TO THE SOUTHEASTERLY MARGIN OF HUMPHREY HILL ROAD.

CONTAINING 14.97 ACRES, MORE OR LESS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PREPARED BY JEPSON & ASSOCIATES
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
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EMAIL: CMJEPSON@JEPSONENGINEERING.COM
JOB NO. 17070 | JANUARY 31, 2020



EXHIBIT "G"**ROOTS LAND HOLDINGS LLC PROPERTY AFTER BOUNDARY LINE ADJUSTMENT
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-49681)**

THE NORTH 140 FEET OF THE SOUTH 190 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, SECTION 36 NORTH, RANGE 4 EAST OF W.M., LYING SOUTHEASTERLY OF HUMPHREY HILL ROAD;

TOGETHER WITH THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST WILLAMETTE MERIDIAN, LYING SOUTH OF THE COUNTY ROAD (C.C.C. COUNTY ROAD), EXCEPT THE EASTERLY 6 ACRES THEREOF, AND EXCEPT THE FOLLOWING DESCRIBED TRACTS;

1. **[P-49688]** BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT: THENCE EASTERLY ALONG THE C.C.C. ROAD 300 FEET; THENCE SOUTH 175 FEET; THENCE WEST 135 FEET TO THE EXISTING ROAD; THENCE NORTH ALONG SAID ROAD, A DISTANCE OF 300 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
2. **[P-49697]** THAT PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST WILLAMETTE MERIDIAN, LYING SOUTHERLY OF THE C.C.C. ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID C.C.C. ROAD 300 FEET; THENCE SOUTH 175 FEET; THENCE WEST 135 FEET, MORE OR LESS, TO EAST LINE OF AN EXISTING ROAD, AND THE TRUE POINT OF BEGINNING OF THE DESCRIPTION, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO THE ALDERDALE UNION SUNDAY SCHOOL BY DEED RECORDED JUNE 30, 1958 AS AUDITOR'S FILE NO. 567154; THENCE EAST ALONG THE SOUTH LINE OF SAID ALDERDALE UNION SUNDAY SCHOOL TRACT AND SAID LINE EXTENDED EAST 208 FEET; THENCE SOUTH 208 FEET; THENCE WEST 208 FEET, MORE OR LESS, TO THE EAST LINE OF AN EXISTING ROAD; THENCE NORTHERLY ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING.
3. **[P-49693]** THAT PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST WILLAMETTE MERIDIAN, LYING SOUTHERLY OF THE C.C.C. ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID C.C.C. ROAD 300 FEET; THENCE SOUTH 175 FEET, THENCE WEST 135 FEET, MORE OR LESS, TO EAST LINE OF AN EXISTING ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO THE ALDERDALE UNION SUNDAY SCHOOL BY DEED RECORDED JUNE 30, 1958, AS AUDITOR'S FILE NO. 567154; THENCE EAST ALONG THE SOUTH LINE OF SAID ALDERDALE UNION SUNDAY SCHOOL TRACT AND SAID LINE EXTENDED EAST 208 FEET; THENCE IN A SOUTHERLY DIRECTION 208 FEET PARALLEL WITH ROAD TO THE TRUE POINT OF BEGINNING; THENCE SOUTHERLY 208 FEET PARALLEL WITH ROAD; THENCE WEST 208 FEET, MORE OR LESS, TO AN EXISTING ROAD; THENCE NORTHERLY ALONG SAID EAST LINE 208 FEET, MORE OR LESS, TO A POINT THAT IS WEST OF THE POINT OF BEGINNING; THENCE EAST TO POINT OF BEGINNING.
4. **[P-49731]** THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE SOUTH LINE OF C.C.C. COUNTY ROAD 300 FEET SOUTHEASTERLY OF INTERSECTION OF SAID ROAD LINE WITH THE WEST LINE OF SAID SECTION; THENCE SOUTH 175 FEET; THENCE 135 FEET, MORE OR LESS, TO THE EAST LINE OF AN EXISTING ROAD; THENCE SOUTHERLY ALONG SAID ROAD 416 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO WILLIAM VAL MCADOW AND WIFE BY DEED DATED DECEMBER 28, 1970 AND RECORDED JANUARY 28, 1971, UNDER AUDITOR'S FILE NO. 748234; THENCE SOUTHERLY ALONG SAID ROAD LINE 80 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST 40 FEET, THENCE SOUTHERLY PARALLEL TO THE ROAD 40 FEET; THENCE WEST 40 FEET TO SAID ROAD; THENCE NORTHERLY ALONG SAID ROAD 40 FEET; MORE OR LESS, TO THE TRUE POINT OF BEGINNING.
5. THAT PORTION OF SAID SOUTHWEST 1/4 LYING WESTERLY OF THE COUNTY ROAD KNOWN AS HUMPHREY HILL ROAD.

ALSO EXCEPT THE SOUTH 50.00 FEET OF SAID WEST HALF OF THE SOUTHWEST QUARTER;

ALSO EXCEPT A PORTION OF SAID WEST HALF OF THE SOUTHWEST QUARTER LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF THE SOUTHWEST QUARTER;
THENCE SOUTH 88°47'46" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 200.10 FEET, TO THE WEST LINE OF AFOREMENTIONED EASTERLY 6 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST WILLAMETTE MERIDIAN, LYING SOUTH OF THE COUNTY ROAD (C.C.C. COUNTY ROAD);
THENCE NORTH 02°58'35" WEST, ALONG SAID WEST LINE, 515.73 FEET, TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 76°07'52" WEST, 779.35 FEET, TO THE CORNER OF AN EXISTING FENCE;
THENCE NORTH 88°18'47" WEST, 203.89 FEET;
THENCE NORTH 83°57'12" WEST, 54.41 FEET, TO THE SOUTHEASTERLY MARGIN OF HUMPHREY HILL ROAD.

CONTAINING 15.63 ACRES, MORE OR LESS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PREPARED BY JEPSON & ASSOCIATES
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
222 GRAND AVE., SUITE C, BELLINGHAM, WA 98225
PHONE: (360) 733-5760 | FAX: (360) 647-8939
EMAIL: CMJEPSON@JEPSONENGINEERING.COM
JOB NO. 17070 | JANUARY 31, 2020



EXHIBIT "H"**ROOTS LAND HOLDINGS LLC PROPERTY AFTER BOUNDARY LINE ADJUSTMENT
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-49730)**

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST WILLAMETTE MERIDIAN, LYING SOUTH OF THE COUNTY ROAD (C.C.C. COUNTY ROAD), EXCEPT THE EASTERLY 6 ACRES THEREOF, AND EXCEPT THE FOLLOWING DESCRIBED TRACTS:

1. [P-49688] BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EASTERLY ALONG THE C.C.C. ROAD 300 FEET; THENCE SOUTH 175 FEET; THENCE WEST 135 FEET TO THE EXISTING ROAD; THENCE NORTH ALONG SAID ROAD, A DISTANCE OF 300 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
2. [P-49697] THAT PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST WILLAMETTE MERIDIAN, LYING SOUTHERLY OF THE C.C.C. ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID C.C.C. ROAD 300 FEET; THENCE SOUTH 175 FEET; THENCE WEST 135 FEET, MORE OR LESS, TO EAST LINE OF AN EXISTING ROAD, AND THE TRUE POINT OF BEGINNING OF THE DESCRIPTION, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO THE ALDERDALE UNION SUNDAY SCHOOL BY DEED RECORDED JUNE 30, 1958 AS AUDITOR'S FILE NO. 567154; THENCE EAST ALONG THE SOUTH LINE OF SAID ALDERDALE UNION SUNDAY SCHOOL TRACT AND SAID LINE EXTENDED EAST 208 FEET; THENCE SOUTH 208 FEET; THENCE WEST 208 FEET, MORE OR LESS, TO THE EAST LINE OF AN EXISTING ROAD; THENCE NORTHERLY ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING.
3. [P-49693] THAT PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST WILLAMETTE MERIDIAN, LYING SOUTHERLY OF THE C.C.C. ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID C.C.C. ROAD 300 FEET; THENCE SOUTH 175 FEET, THENCE WEST 135 FEET, MORE OR LESS, TO EAST LINE OF AN EXISTING ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO THE ALDERDALE UNION SUNDAY SCHOOL BY DEED RECORDED JUNE 30, 1958, AS AUDITOR'S FILE NO. 567154; THENCE EAST ALONG THE SOUTH LINE OF SAID ALDERDALE UNION SUNDAY SCHOOL TRACT AND SAID LINE EXTENDED EAST 208 FEET; THENCE IN A SOUTHERLY DIRECTION 208 FEET PARALLEL WITH ROAD TO THE TRUE POINT OF BEGINNING; THENCE SOUTHERLY 208 FEET PARALLEL WITH ROAD; THENCE WEST 208 FEET, MORE OR LESS, TO AN EXISTING ROAD; THENCE NORTHERLY ALONG SAID EAST LINE 208 FEET, MORE OR LESS, TO A POINT THAT IS WEST OF THE POINT OF BEGINNING; THENCE EAST TO POINT OF BEGINNING.
4. [P-49731] THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE SOUTH LINE OF C.C.C. COUNTY ROAD 300 FEET SOUTHEASTERLY OF INTERSECTION OF SAID ROAD LINE WITH THE WEST LINE OF SAID SECTION; THENCE SOUTH 175 FEET; THENCE 135 FEET, MORE OR LESS, TO THE EAST LINE OF AN EXISTING ROAD; THENCE SOUTHERLY ALONG SAID ROAD 416 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO WILLIAM VAL MCADOW AND WIFE BY DEED DATED DECEMBER 28, 1970 AND RECORDED JANUARY 28, 1971, UNDER AUDITOR'S FILE NO. 748234; THENCE SOUTHERLY ALONG SAID ROAD LINE 80 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST 40 FEET, THENCE SOUTHERLY PARALLEL TO THE ROAD 40 FEET; THENCE WEST 40 FEET TO SAID ROAD; THENCE NORTHERLY ALONG SAID ROAD 40 FEET; MORE OR LESS, TO THE TRUE POINT OF BEGINNING.
5. THAT PORTION OF SAID SOUTHWEST 1/4 LYING WESTERLY OF THE COUNTY ROAD KNOWN AS HUMPHREY HILL ROAD.

ALSO EXCEPT A PORTION OF SAID WEST HALF OF THE SOUTHWEST QUARTER LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF THE SOUTHWEST QUARTER;
THENCE SOUTH 88°47'46" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 200.10 FEET, TO THE WEST LINE OF AFOREMENTIONED EASTERLY 6 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST WILLAMETTE MERIDIAN, LYING SOUTH OF THE COUNTY ROAD (C.C.C. COUNTY ROAD);

THENCE NORTH 02°58'35" WEST, ALONG SAID WEST LINE, 515.73 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 76°07'52" WEST, 779.35 FEET, TO THE CORNER OF AN EXISTING FENCE;

THENCE NORTH 88°18'47" WEST, 203.89 FEET;

THENCE NORTH 83°57'12" WEST, 54.41 FEET, TO THE SOUTHEASTERLY MARGIN OF HUMPHREY HILL ROAD.

CONTAINING 10.69 ACRES, MORE OR LESS.

ALL SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PREPARED BY JEPSON & ASSOCIATES
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EMAIL: CMJEPSON@JEPSONENGINEERING.COM
JOB NO. 17070 | JANUARY 31, 2020



EXHIBIT "I"**GUNNARD PROPERTY AFTER BOUNDARY LINE ADJUSTMENT
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-50179)**

LOT 1, SKAGIT COUNTY SHORT PLAT NO. 54-81, APPROVED FEBRUARY 9, 1982, RECORDED FEBRUARY 11, 1982 IN VOLUME 5 OF SHORT PLATS, PAGE 164, UNDER AUDITOR'S FILE NO. 8202110010, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE SOUTH 50.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, SECTION 36 NORTH, RANGE 4 EAST OF W.M., LYING SOUTHEASTERLY OF HUMPHREY HILL ROAD, EXCEPT THE EASTERLY 6 ACRES THEREOF.

ALSO TOGETHER WITH THE SOUTH 50.00 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST WILLAMETTE MERIDIAN, LYING SOUTH OF THE COUNTY ROAD)

CONTAINING 13.49 ACRES, MORE OR LESS.

SITUATE IN SKAGIT COUNTY, WASHINGTON.



PREPARED BY JEPSON & ASSOCIATES
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JOB NO. 17070 | JANUARY 31, 2020

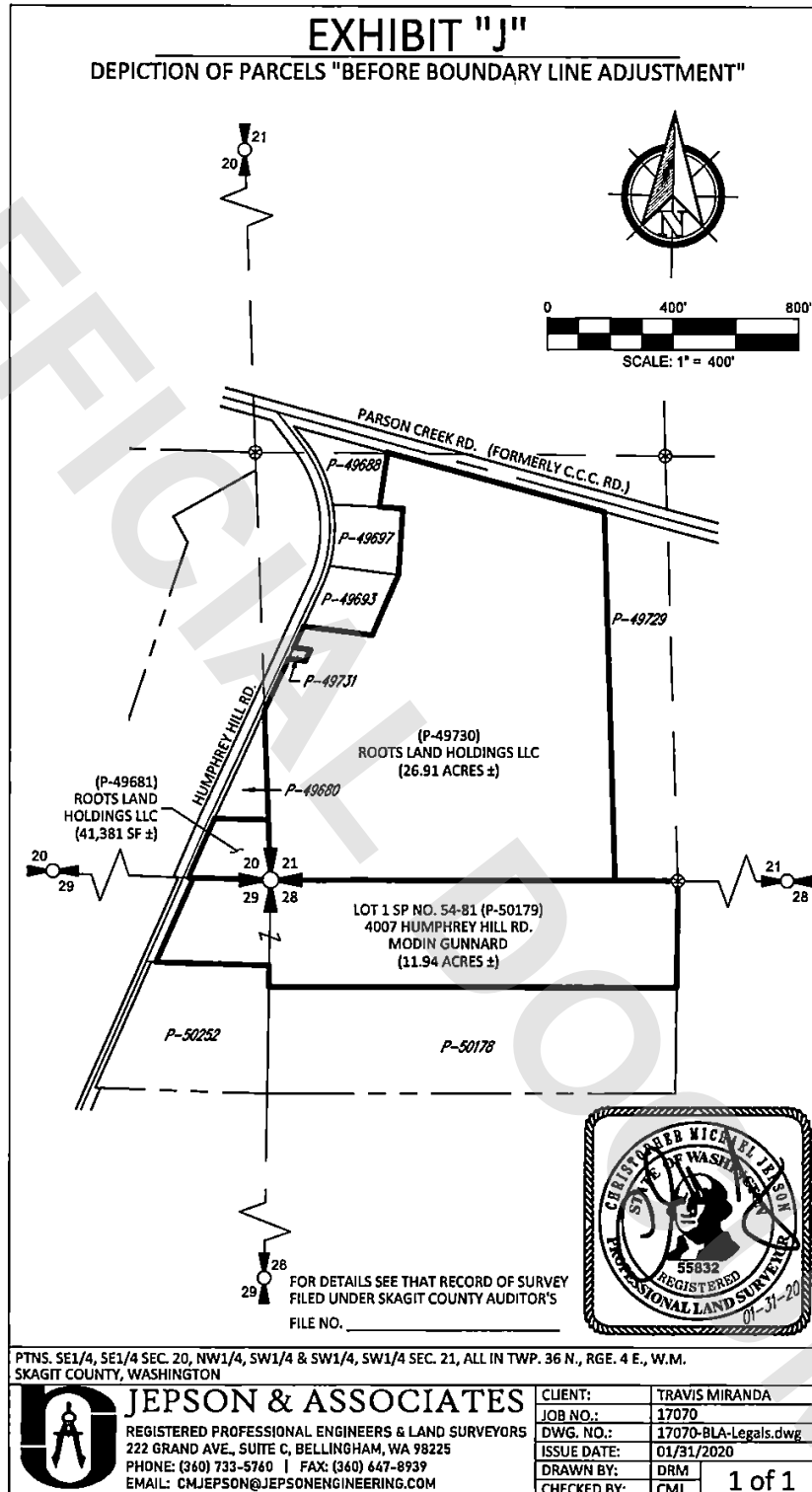
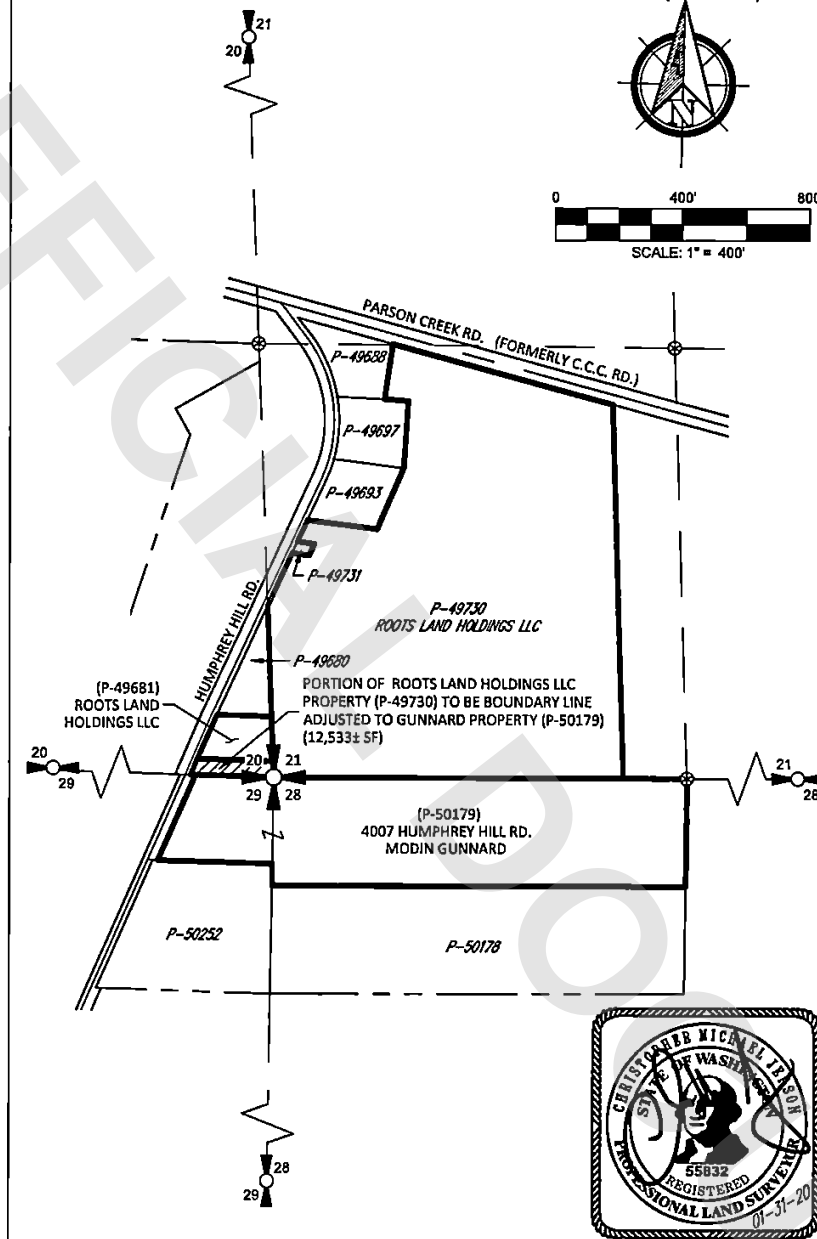


EXHIBIT "K"

PORTION OF ROOTS LAND HOLDINGS LLC PROPERTY (P-49681) TO
BE BOUNDARY LINE ADJUSTED TO GUNNARD PROPERTY (P-50179)



PTNS. SE1/4, SE1/4 SEC. 20, NW1/4, SW1/4 & SW1/4 SEC. 21, ALL IN TWP. 36 N., RGE. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

**JEPSON & ASSOCIATES**

REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
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PHONE: (360) 733-5760 | FAX: (360) 647-8939
EMAIL: CMJEPSON@JEPSONENGINEERING.COM

CLIENT:	TRAVIS MIRANDA
JOB NO.:	17070
DWG. NO.:	17070-BLA-Legals.dwg
ISSUE DATE:	01/31/2020
DRAWN BY:	DRM
CHECKED BY:	CMJ

1 of 1

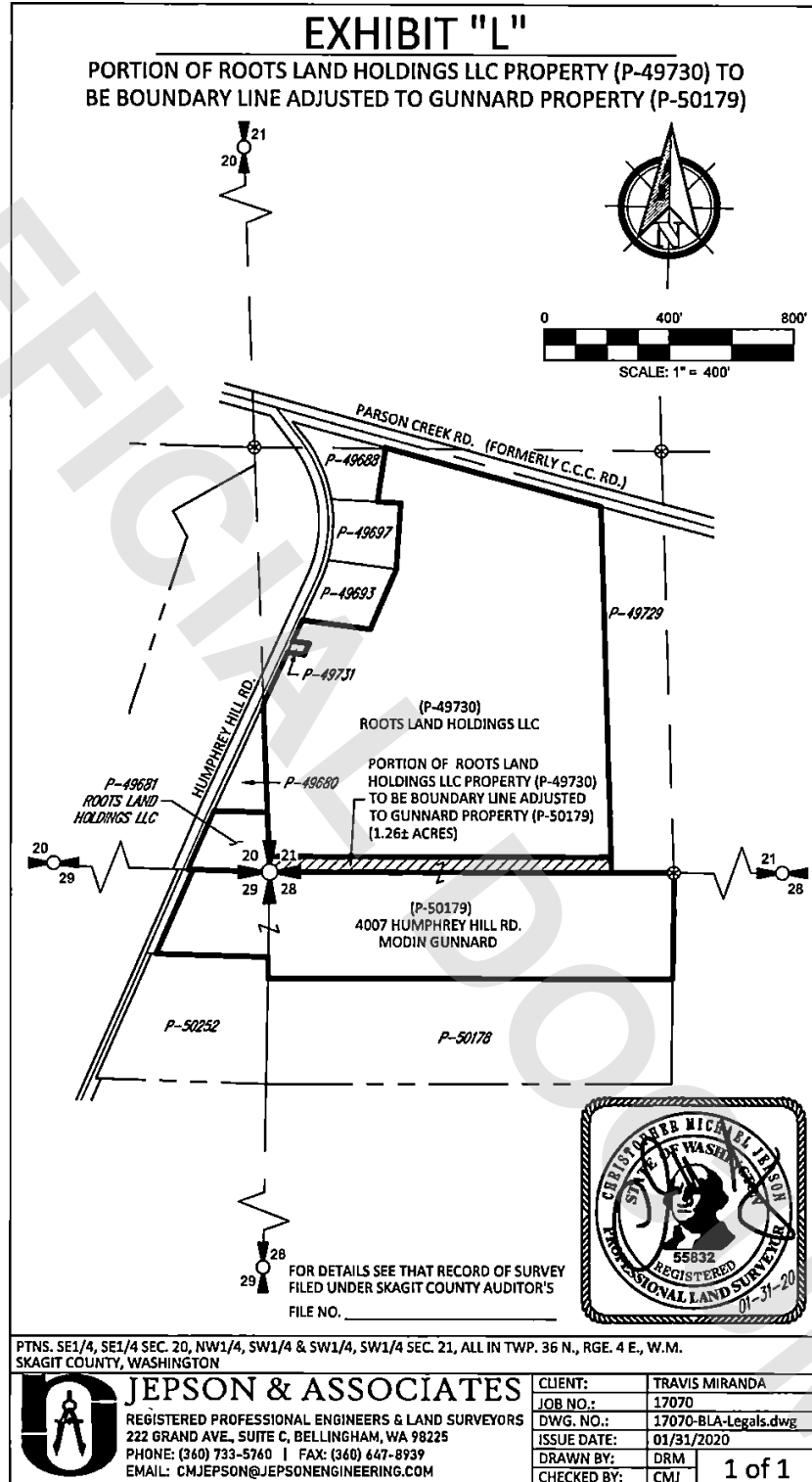
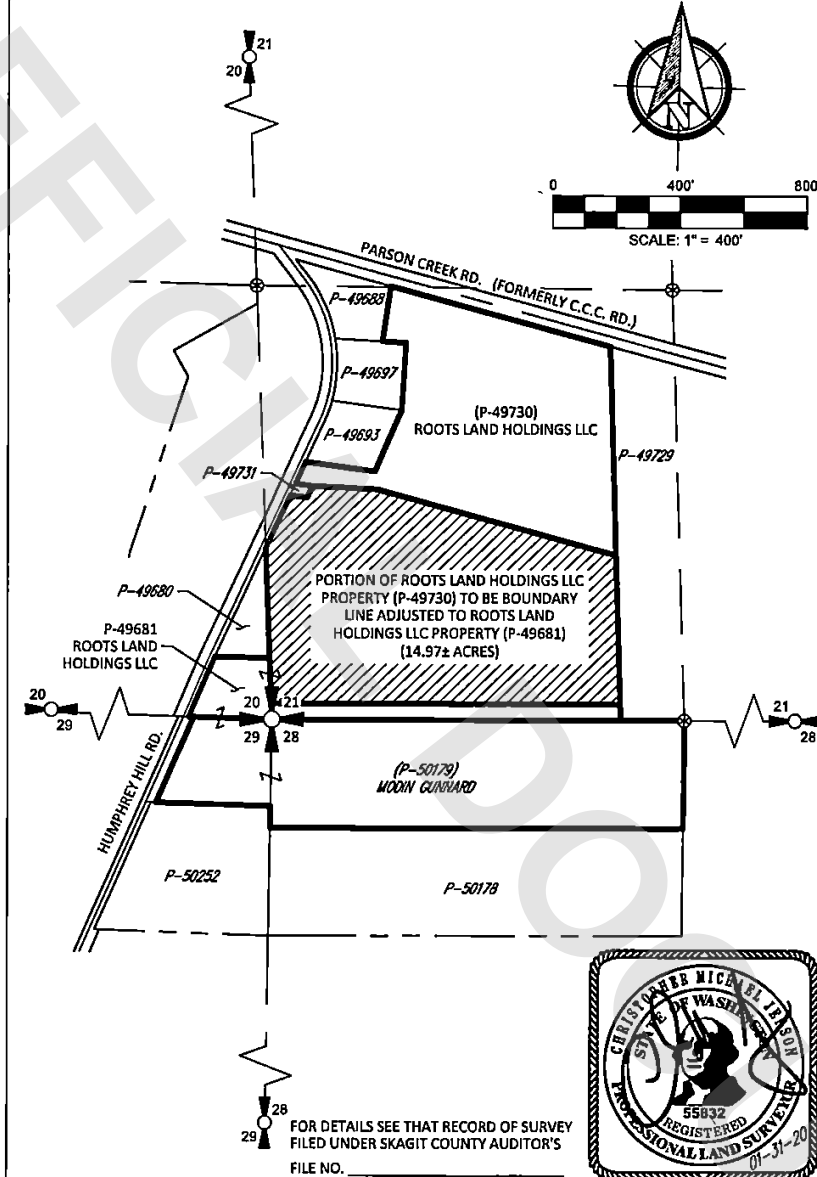


EXHIBIT "M"

PORTION OF ROOTS LAND HOLDINGS LLC PROPERTY
(SKAGIT COUNTY ASSESSOR'S PARCEL NOS. P-49730)
TO BE BOUNDARY LINE ADJUSTED TO ROOTS LAND HOLDINGS LLC PROPERTY
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. 49681)



PTNS. SE1/4, SE1/4 SEC. 20, NW1/4, SW1/4 & SW1/4, SW1/4 SEC. 21, ALL IN TWP. 36 N., RGE. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

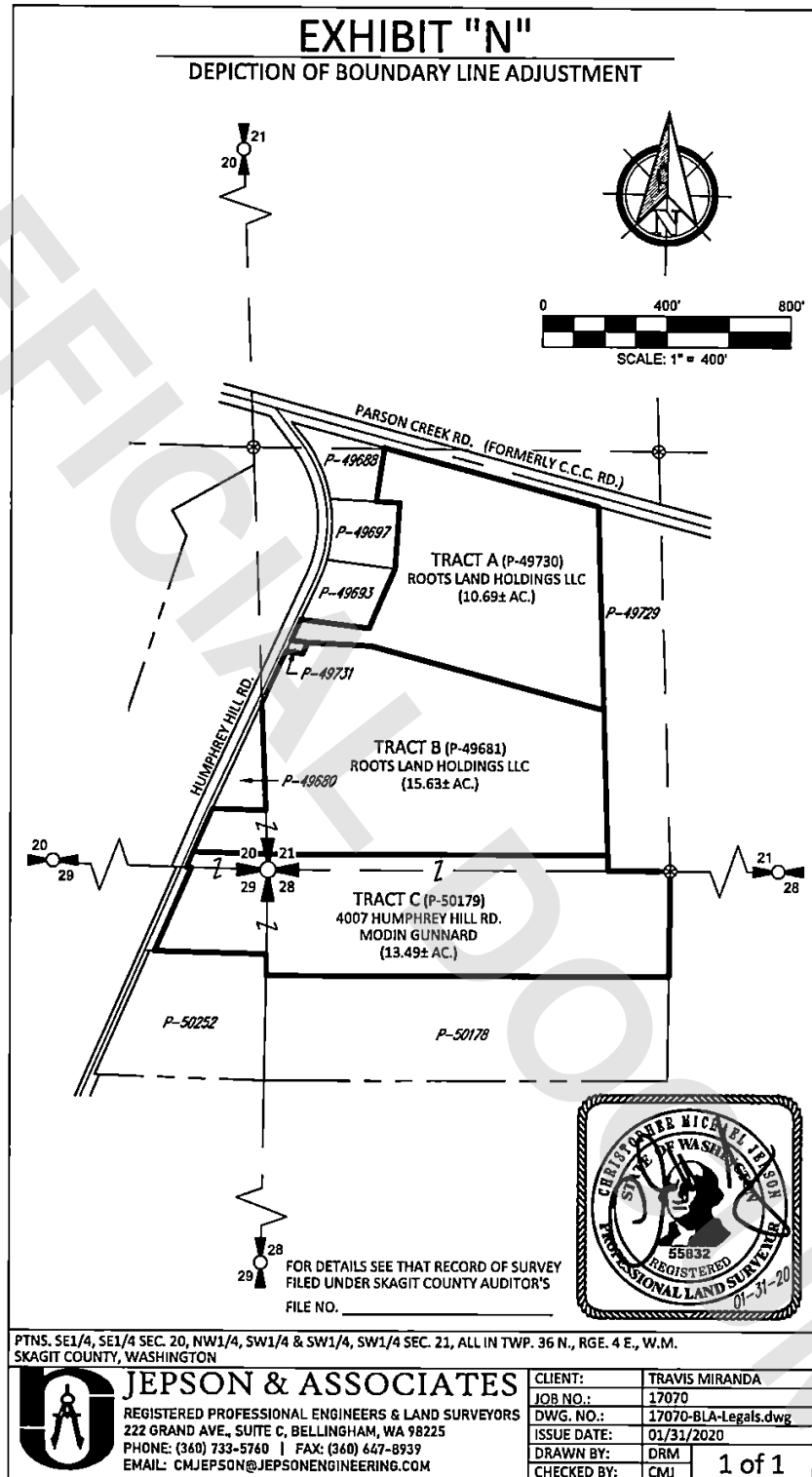


JEPSON & ASSOCIATES

REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
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PHONE: (360) 733-5760 | FAX: (360) 647-8939
EMAIL: CMJEPSON@JEPSONENGINEERING.COM

CLIENT:	TRAVIS MIRANDA
JOB NO.:	17070
DWG. NO.:	17070-BLA-Legals.dwg
ISSUE DATE:	01/31/2020
DRAWN BY:	DRM
CHECKED BY:	CMJ

1 of 1





BEING PORTIONS OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20,
THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 21
ALL IN TOWNSHIP 36 NORTH, RANGE 4 EAST W.M., SKAGIT COUNTY, WASHINGTON

SECTION MONUMENT TABLE

SECTION	BEARING	DISTANCE
1	N 17° 10' 00" E	100.00
2	S 17° 10' 00" E	100.00
3	N 17° 10' 00" E	100.00
4	S 17° 10' 00" E	100.00
5	N 17° 10' 00" E	100.00
6	S 17° 10' 00" E	100.00
7	N 17° 10' 00" E	100.00
8	S 17° 10' 00" E	100.00
9	N 17° 10' 00" E	100.00
10	S 17° 10' 00" E	100.00

SEGMENT TABLE

SEGMENT	BEARING	DISTANCE
1	N 17° 10' 00" E	100.00
2	S 17° 10' 00" E	100.00
3	N 17° 10' 00" E	100.00
4	S 17° 10' 00" E	100.00
5	N 17° 10' 00" E	100.00
6	S 17° 10' 00" E	100.00
7	N 17° 10' 00" E	100.00
8	S 17° 10' 00" E	100.00
9	N 17° 10' 00" E	100.00
10	S 17° 10' 00" E	100.00

LEGEND

- FENCE LINE
- SETBACK LINE
- CALCULATED POSITION
- △ RECORD DATA
- ◇ CALCULATED DIMENSION
- FENCE LINE
- SETBACK LINE
- CALCULATED POSITION
- △ RECORD DATA
- ◇ CALCULATED DIMENSION

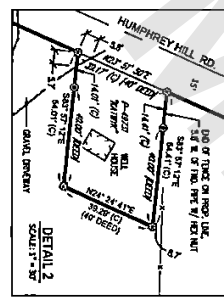
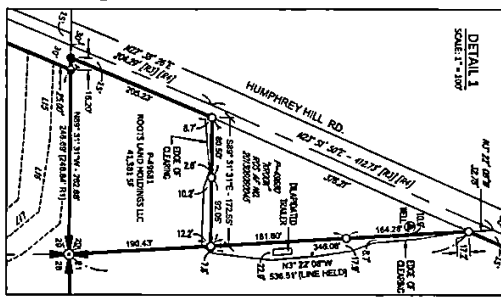
[illegible]

EXHIBIT 'Q'

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20,
AL IN TOWNSHIP 36 NORTH, RANGE 4 EAST W.M., SAGINAW COUNTY, WASHINGTON

LEGAL DESCRIPTION FOR TRACT A:

NOTED AND MONUMENTED BY PROPERTY AFTER BOUNDARY LINE ADJUSTMENT
OF THE COUNTY OF SAGINAW, WASHINGTON

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST W.M., SAGINAW COUNTY, WASHINGTON, BEING THE FOLLOWING DESCRIBED TRACT:

1. PARCELS BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT, THENCE EAST ALONG THE SOUTHWEST 1/4 OF SAID SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST W.M., SAGINAW COUNTY, WASHINGTON, BEING THE FOLLOWING DESCRIBED TRACT:

2. BEING THE FOLLOWING DESCRIBED TRACT:

3. BEING THE FOLLOWING DESCRIBED TRACT:

4. BEING THE FOLLOWING DESCRIBED TRACT:

5. BEING THE FOLLOWING DESCRIBED TRACT:

6. BEING THE FOLLOWING DESCRIBED TRACT:

SURVEYOR'S NOTES:

1. MONUMENTS, THAT RECORD OF SURVEY FILED UNDER SAGINAW COUNTY AUDITORS FILE NO. 2020000000.

2. DATE OF SURVEY: NOVEMBER 2020, JANUARY 2021 & NOVEMBER 2021.

3. STATIONARY MONUMENTS: A WOODEN POST, TOTAL STATION, AND A TOTAL STATION TOTAL.

4. BEING THE FOLLOWING DESCRIBED TRACT:

5. BEING THE FOLLOWING DESCRIBED TRACT:

6. BEING THE FOLLOWING DESCRIBED TRACT:

LEGAL DESCRIPTION FOR TRACT B:

NOTED AND MONUMENTED BY PROPERTY AFTER BOUNDARY LINE ADJUSTMENT
OF THE COUNTY OF SAGINAW, WASHINGTON

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST W.M., SAGINAW COUNTY, WASHINGTON, BEING THE FOLLOWING DESCRIBED TRACT:

1. PARCELS BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT, THENCE EAST ALONG THE SOUTHWEST 1/4 OF SAID SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST W.M., SAGINAW COUNTY, WASHINGTON, BEING THE FOLLOWING DESCRIBED TRACT:

2. BEING THE FOLLOWING DESCRIBED TRACT:

3. BEING THE FOLLOWING DESCRIBED TRACT:

4. BEING THE FOLLOWING DESCRIBED TRACT:

5. BEING THE FOLLOWING DESCRIBED TRACT:

6. BEING THE FOLLOWING DESCRIBED TRACT:

SURVEYOR'S NOTES:

1. MONUMENTS, THAT RECORD OF SURVEY FILED UNDER SAGINAW COUNTY AUDITORS FILE NO. 2020000000.

2. DATE OF SURVEY: NOVEMBER 2020, JANUARY 2021 & NOVEMBER 2021.

3. STATIONARY MONUMENTS: A WOODEN POST, TOTAL STATION, AND A TOTAL STATION TOTAL.

4. BEING THE FOLLOWING DESCRIBED TRACT:

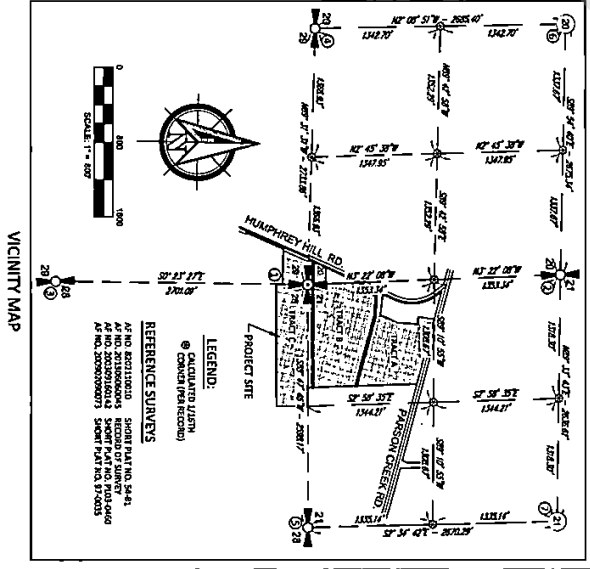
5. BEING THE FOLLOWING DESCRIBED TRACT:

6. BEING THE FOLLOWING DESCRIBED TRACT:



JEPSON & ASSOCIATES
REGISTERED PROFESSIONAL SURVEYORS AND LAND SURVEYORS
PHYSICAL ADDRESS: 1000 6th Avenue, Suite 100, Saginaw, WA 99829
PHONE: (509) 733-3161 FAX: (509) 733-3162 EMAIL: JEPSON@JEPSONSURVEYING.COM

CLIENT: THOMAS WILSON
DATE: 01/12/2020
DRAWN BY: JEPSON & ASSOCIATES
CHECKED BY: JEPSON & ASSOCIATES
3 of 4



SECTION MONUMENT TABLE

MONUMENT	SECTION	PLAT NO.	PLAT NO.
1. 15' IRON PIPE IN NO. 8 TACKLED TO THE SOUTH CORNER OF SECTIONS 20 & 21 PER SHORT PLAT NO. 20-21	20	21	PER SHORT PLAT NO. 20-21
2. CONCRETE MONUMENT AT THE CORNER OF SECTIONS 20 & 21 PER SHORT PLAT NO. 20-21	20	21	PER SHORT PLAT NO. 20-21
3. 15' IRON PIPE IN NO. 8 TACKLED TO THE SOUTH CORNER OF SECTIONS 20 & 21 PER SHORT PLAT NO. 20-21	20	21	PER SHORT PLAT NO. 20-21
4. CONCRETE MONUMENT AT THE CORNER OF SECTIONS 20 & 21 PER SHORT PLAT NO. 20-21	20	21	PER SHORT PLAT NO. 20-21
5. POSITION OF THE SOUTH 1/4 CORNER OF SECTION 21 PER SHORT PLAT NO. 20-21	20	21	PER SHORT PLAT NO. 20-21
6. THEORETICAL CENTER OF SECTION 20 PER SHORT PLAT NO. 20-21	20	21	PER SHORT PLAT NO. 20-21
7. THEORETICAL CENTER OF SECTION 21 PER SHORT PLAT NO. 20-21	20	21	PER SHORT PLAT NO. 20-21

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT

BEING PORTIONS OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20,
THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 & THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21,
ALL IN TOWNSHIP 36 NORTH, RANGE 4 EAST W.M., SKAGIT COUNTY, WASHINGTON

