



202010230045

10/23/2020 11:22 AM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

**Filed for Record at request of  
and return to:**

Stiles Law Inc., P.S.  
P.O. Box 228 / 925 Metcalf Street  
Sedro-Woolley, WA 98284

Grantor(s): Roots Land Holdings LLC, a Washington limited liability corporation  
Grantee(s): Gunnard W. Modin, as his separate property  
Abbrev. Legal: 1) SEC 21 TWNShP 36N RNG 4E  
2) SEC 28 TWNShP 36 RNG 4  
Parcel ID #: 1) P49730 / 360421-3-008-0005 (portion thereof)  
2) P50179 / 360428-2-002-0105

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2020 4408  
OCT 23 2020

**QUIT CLAIM DEED  
(Boundary Line Adjustment)**

Amount Paid \$ 229.74  
Skagit Co. Treasurer  
By *HB* Deputy

THE GRANTOR, ROOTS LAND HOLDINGS LLC, a Washington limited liability corporation, in accordance with Property (Boundary) Line Adjustment Agreement recorded on 10/23/2020 under Auditor's File No.

202010230044, conveys and quit claims unto GUNNARD W. MODIN, as his separate property, in the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

Exhibit 'A' – Roots Land Holdings LLC Parcel Before Boundary Line Adjustment  
Exhibit 'B' – Gunnard Parcel Before Boundary Line Adjustment  
Exhibit 'C' – Portion of Roots Land Holdings LLC Parcel Conveyed to Gunnard Parcel

**Roots Land Holdings LLC Parcel**

Tax #(P49730) 360421-3-008-0005

**Modin Parcel**

Tax #(P50179) 360428-2-002-0105

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

Roots Land Holding LLC, Grantor  
Dale Amberson – as Manager

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) ss.

On this day personally appeared before me **Dale Amberson, of Roots Land Holdings LLC, a Washington limited liability company**, who on oath is authorized to execute the within and foregoing instrument and acknowledged him as the **Manager of Roots Land Holdings, LLC**, and acknowledged that he signed this instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 22 day of September, 2020.

Julie Ann Huerta  
Commission Exp 12/20/2022  
Notary  
Public  
Comm #151453  
State of Washington

Juanita S. S. S. S.  
NOTARY PUBLIC in and for the  
State of Washington, residing at  
Sedro Woolley  
Commission Expires: 12-30-22

**BOUNDARY ADJUSTMENT**  
Reviewed and approved in accordance  
with Skagit County Code Chapter 14.18

\_\_\_\_\_  
 Skagit Co. Planning & Dev. Services  
 Date 9/30/2020

**EXHIBIT "A"****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-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-49680] 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 "B"****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  
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"**

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, <sup>Township 41P</sup>~~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  
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