

202010230047

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

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

20204409
OCT 23 2020

Amount Paid \$ 8526
By Skagit Co. Treasurer
Deputy

Grantor(s): Roots Land Holdings LLC, a Washington limited liability corporation
Grantee(s): Gunnard W. Modin, as his separate property
Abbrev. Legal: 1) SEC 20 TWNSHP 36N RNG 4E
2) SEC 28 TWNSHP 36 RNG 4
Parcel ID #: 1) P49681 / 360420-4-014-0006 (portion thereof)
2) P50179 / 360428-2-002-0105

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

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 #(P49681) 360420-4-014-0006

Modin Parcel

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

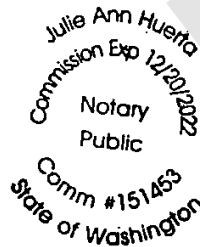
The above-described property will be combined or aggregated with the contiguous property owned by the grantee. This boundary adjustment is not for the purpose of creating an additional building lot.

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.



Julius Hader
NOTARY PUBLIC in and for the
State of Washington, residing at
Sedro Woolley
Commission Expires: 12-20-22

BOUNDARY ADJUSTMENT

Reviewed and approved in accordance
with Skagit County Code Chapter 14.18

Skagit Co. Planning & Dev. Services

Date _____

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) 733-5760 | FAX: (360) 647-8939
EMAIL: CMJEPSON@JEPSONENGINEERING.COM
JOB NO. 17670 | 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.



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EXHIBIT "C"

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 11} ~~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.



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