

Order No:



202104050109

04/05/2021 11:21 AM Pages: 1 of 10 Fees: \$112.50  
Skagit County Auditor

**When recorded return to:**

James A. Cook  
Terri E. Cook  
26135 Minkler Road  
Sedro-Woolley, WA 98284

Escrow Number: JM2148

**QUIT CLAIM DEED**

THE GRANTOR JAMES A. COOK AND TERRI E. COOK, HUSBAND AND WIFE, LEADER LAKE LLC AND ELK PROPERTIES, LLC for and in consideration of boundary line adjustment for owner convenience conveys and quit claims to JAMES A. COOK AND TERRI E. COOK, HUSBAND AND WIFE, the following described real estate, situated in the County of SKAGIT, State of WASHINGTON, together with all after acquired title of the Grantor therein:

Those portions of Blocks 18 and 19 "Plat of the Town of Montborne" as more fully described as Parcel A and Parcel B on the attachment hereto.

SUBJECT TO MATTERS OF RECORD.

The two hereinabove contiguous lots are a recombination or reaggregation of two differently described contiguous lots owned by the Grantees. This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by \_\_\_\_\_ of the Skagit County Planning Department.

(Elk Properties, LLC, is shown as a Grantor herein to eliminate its interest in the vacated streets and alleys as acquired by Quit Claim Deed recorded as Skagit County Auditor's File No. 201908260136.)

Tax Parcel Number(s): P74605, P74606 and P74603.

Dated: Jan 14, 2021

James A. Cook  
James A. Cook, Individually and as Manager of both  
Leader Lake, LLC and Elk Properties, LLC

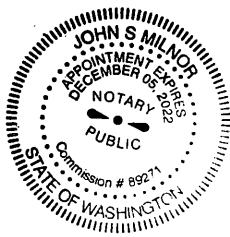
Terri E. Cook  
Terri E. Cook, Individually and as Manager of both  
Leader Lake, LLC and Elk Properties, LLC

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that James A. Cook and Terri E. Cook are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Jan 14, 2021

John S. Melnor



Notary Public in and for the State of Washington  
Residing at: Mount Vernon  
My appointment expires: 12/05/2022

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
1021-1440  
APR 05 2021  
Amount Paid \$ 0  
By MM Skagit Co. Treasurer Deputy

Order No:

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James A. Cook  
Terri E. Cook  
26135 Minkler Road  
Sedro-Woolley, WA 98284

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Those portions of Blocks 18 and 19 "Plat of the Town of Montborne" as more fully described as Parcel A and Parcel B on the attachment hereto.

SUBJECT TO MATTERS OF RECORD.

The two hereinabove contiguous lots are a recombination or reaggregation of two differently described contiguous lots owned by the Grantees. This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by Grant Roder of the Skagit County Planning Department. 4/12/2021

(Elk Properties, LLC, is shown as a Grantor herein to eliminate its interest in the vacated streets and alleys as acquired by Quit Claim Deed recorded as Skagit County Auditor's File No. 201908260136.)

Tax Parcel Number(s): P74605, P74606 and P74603.

Dated: Jan 14, 2021

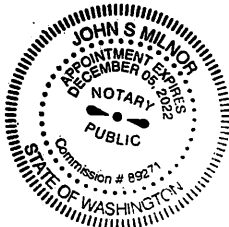
James A. Cook  
James A. Cook, Individually and as Manager of both  
Leader Lake, LLC and Elk Properties, LLC

Terri E. Cook  
Terri E. Cook, Individually and as Manager of both  
Leader Lake, LLC and Elk Properties, LLC

State of Washington }  
County of Skagit } SS:

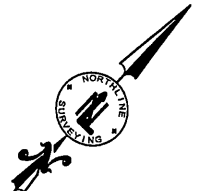
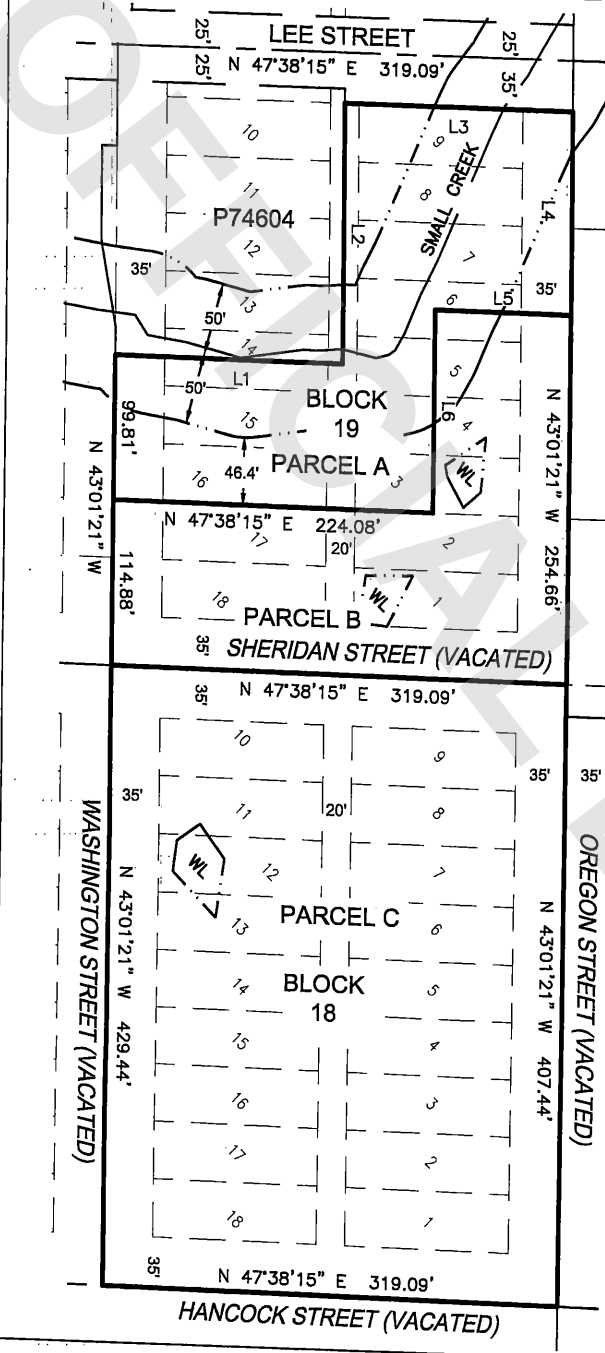
I certify that I know or have satisfactory evidence that James A. Cook and Terri E. Cook are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Jan 14, 2021 John S. Milnor



Notary Public in and for the State of Washington  
Residing at: Mount Vernon  
My appointment expires: 12/05/2022

**BLOCK 18 & 19 PLAT OF THE TOWN OF MONTBORNE  
 VOLUME 2, PAGE 80  
 BEFORE ADJUSTMENT**



LINE	BEARING	DISTANCE
L1	N 47°38'15" E	159.54'
L2	N 43°01'21" W	179.75'
L3	N 47°38'15" E	159.54'
L4	N 43°01'21" W	139.78'
L5	N 47°38'15" E	95.01'
L6	N 43°01'21" W	139.78'

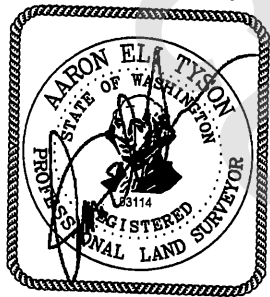
**PARCEL A**  
 PARCEL NO.: P74605  
 OWNER: JAMES A. COOK  
 ADDRESS: 24342 LEE ROAD  
 AREA: 47,244 SF (1.08 AC)

**PARCEL B**  
 PARCEL NO.: P74606  
 OWNER: JAMES A. COOK  
 ADDRESS: 24350 LEE ROAD  
 AREA: 49,933 SF (1.15 AC)

**PARCEL C**  
 PARCEL NO.: P74603  
 OWNER: LEADER LAKE LLC  
 ADDRESS: TBD  
 AREA: 137,021 SF (3.15 AC)

WL = WETLAND

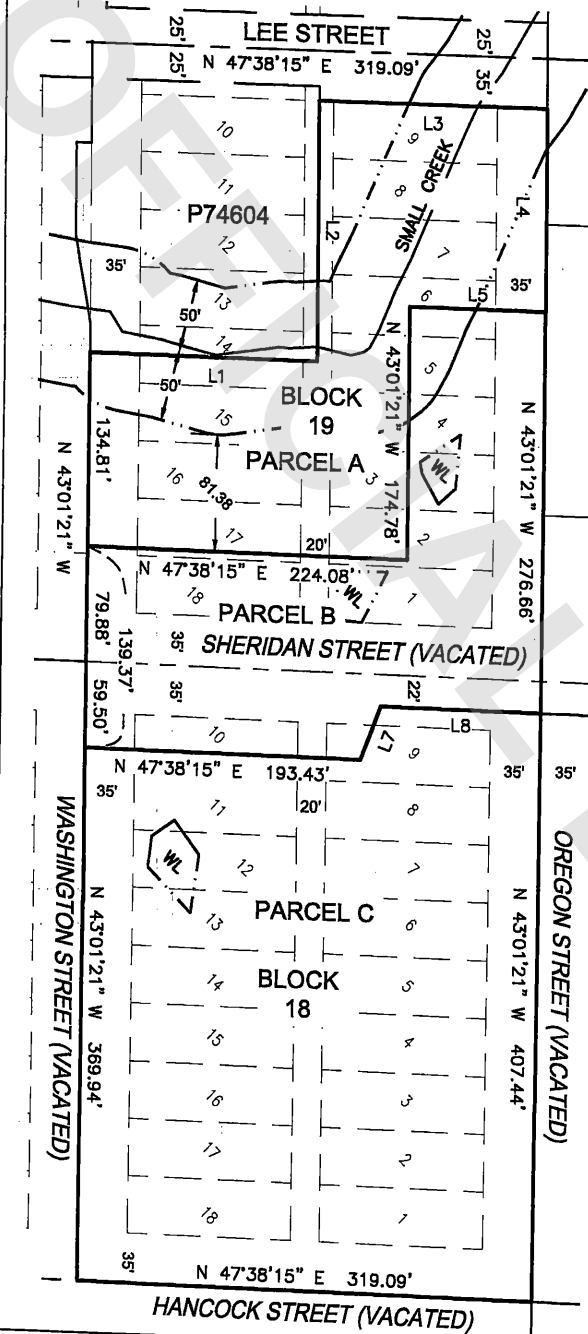
11-19-2020



**NorthLine**  
 Surveying  
 Surveying and Construction Technologies  
 2025 RIVERSIDE DRIVE SUITE D  
 MOUNT VERNON, WA 98273  
 (360)899-9598

PREP: 10-06-2020
SCALE: 1" = 100'
DRAFT: AET
SHEET 1 OF 2
PROJECT: 20-20_BLA2

**BLOCK 18 & 19 PLAT OF THE TOWN OF MONTBORNE  
 VOLUME 2, PAGE 80  
 AFTER ADJUSTMENT**



LINE	BEARING	DISTANCE
L1	N 47°38'15" E	159.54'
L2	N 43°01'21" W	179.75'
L3	N 47°38'15" E	159.54'
L4	N 43°01'21" W	139.78'
L5	N 47°38'15" E	95.01'
L7	N 22°46'33" W	39.80'
L8	N 47°38'15" E	111.88'

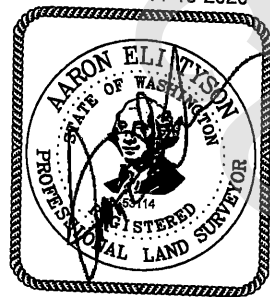
**PARCEL A**  
 PARCEL NO.: P74605  
 OWNER: JAMES A. COOK  
 ADDRESS: 24342 LEE ROAD  
 AREA: 55,086 SF (1.27 AC)

**PARCEL B**  
 PARCEL NO.: P74606  
 OWNER: JAMES A. COOK  
 ADDRESS: 24350 LEE ROAD  
 AREA: 56,621 SF (1.30 AC)

**PARCEL C**  
 PARCEL NO.: P74603  
 OWNER: LEADER LAKE LLC  
 ADDRESS: TBD  
 AREA: 122,480 SF (2.81 AC)

WL = WETLAND

11-19-2020



**NorthLine**  
**Surveying**  
 Surveying and Construction Technologies  
 2025 RIVERSIDE DRIVE SUITE D  
 MOUNT VERNON, WA 98273  
 (360)899-9598

PREP: 10-06-2020
SCALE: 1" = 100'
DRAFT: AET
SHEET 2 OF 2
PROJECT: 20-20_BLA2

**PARCEL A  
P74605  
BEFORE ADJUSTMENT**

LOTS 3 THROUGH 9, BLOCK 19, PLAT OF THE TOWN OF MONTBORNE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE EASTERLY 60 FEET OF SAID LOTS 3 THROUGH 5;

ALSO, EXCEPT THE EASTERLY 60 FEET OF THE SOUTHERLY HALF OF SAID LOT 6;

TOGETHER WITH LOTS 14 THROUGH 16 OF SAID BLOCK 19;

LESS THE NORTHERLY 20.00 FEET OF SAID LOT 14;

TOGETHER WITH THOSE PORTIONS OF STREETS AND ALLEYS VACATED BY DEED RECORDED UNDER SKAGIT COUNTY RECORDING NUMBER 201908260136 AND SKAGIT COUNTY CONTRACT NUMBER C20190366 THAT UPON VACATION ATTACHED BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARCEL A  
P74605  
AFTER ADJUSTMENT**

LOTS 2 THROUGH 9 AND LOTS 14 THROUGH 17, BLOCK 19, PLAT OF THE TOWN OF MONTBORNE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE NORTHWESTERLY 20.00 FEET OF SAID LOT 14;

ALSO, EXCEPT THE SOUTHEASTERLY 4.94 FEET OF SAID LOT 17;

AND ALSO, EXCEPT THE NORTHEASTERLY 60.00 FEET AND THE SOUTHEASTERLY 4.94 FEET OF SAID LOT 2;

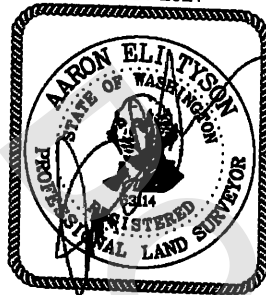
AND ALSO, EXCEPT THE NORTHEASTERLY 60.00 FEET OF LOTS 3 THROUGH 5 OF SAID BLOCK 19;

AND ALSO, EXCEPT THE NORTHEASTERLY 60.00 FEET OF THE SOUTHEASTERLY 19.97 FEET OF LOT 6 OF SAID BLOCK 19.

TOGETHER WITH THOSE PORTIONS OF STREETS AND ALLEYS VACATED BY DEED RECORDED UNDER SKAGIT COUNTY RECORDING NUMBER 201908260136 AND SKAGIT COUNTY CONTRACT NUMBER C20190366 THAT UPON VACATION ATTACHED BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

3-31-2021



**PARCEL B  
P74606  
BEFORE ADJUSTMENT**

LOTS 1 AND 2, BLOCK 19, PLAT OF THE TOWN OF MONTBORNE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE EASTERLY 60 FEET OF LOTS 3 THROUGH 5 OF SAID BLOCK 19;

AND, TOGETHER WITH THE SOUTHERLY HALF OF THE EASTERLY 60 FEET OF LOT 6 OF SAID BLOCK 19;

AND, TOGETHER WITH LOTS 17 AND 18 OF SAID BLOCK 19;

AND, TOGETHER WITH THOSE PORTIONS OF STREETS AND ALLEYS VACATED BY DEED RECORDED UNDER SKAGIT COUNTY RECORDING NUMBER 201908260136 AND SKAGIT COUNTY CONTRACT NUMBER C20190366 THAT UPON VACATION ATTACHED BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARCEL B  
P74606  
AFTER ADJUSTMENT**

LOT 1 AND LOT 18, BLOCK 19, PLAT OF THE TOWN OF MONTBORNE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE SOUTHEASTERLY 4.94 FEET OF LOT 17 OF SAID BLOCK 19;

ALSO, TOGETHER WITH THE SOUTHEASTERLY 4.94 FEET AND THE NORTHEASTERLY 60.00 FEET OF LOT 2 OF SAID BLOCK 19;

AND ALSO, TOGETHER WITH THE NORTHEASTERLY 60.00 FEET OF LOTS 3, 4, AND 5 OF SAID BLOCK 19;

AND ALSO, TOGETHER WITH THE NORTHEASTERLY 60.00 FEET OF THE SOUTHEASTERLY HALF OF LOT 6 OF SAID BLOCK 19;

AND ALSO, TOGETHER WITH THOSE PORTIONS OF STREETS AND ALLEYS VACATED BY DEED RECORDED UNDER SKAGIT COUNTY RECORDING NUMBER 201908260136 AND SKAGIT COUNTY CONTRACT NUMBER C20190366 THAT UPON VACATION ATTACHED BY OPERATION OF LAW;

ALSO, TOGETHER WITH THOSE PORTIONS OF VACATED SHERIDAN STREET, VACATED WASHINGTON STREET, VACATED OREGON STREET, VACATED ALLEY, ALL OF LOT 10 AND THAT PORTION OF LOT 9, BLOCK 18 OF SAID PLAT OF THE TOWN OF MONTBORNE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINES OF SAID SHERIDAN STREET AND SAID WASHINGTON STREET;  
THENCE SOUTH 43°01'21" EAST ALONG THE CENTERLINE OF SAID WASHINGTON STREET 59.50 FEET;  
THENCE NORTH 47°38'15" EAST PARALLEL WITH THE CENTERLINE OF SAID SHERIDAN STREET 193.43 FEET;  
THENCE NORTH 22°46'33" WEST 39.80 FEET TO A LINE PARALLEL WITH AND 22.00 FEET SOUTHEASTERLY OF THE CENTERLINE OF SAID SHERIDAN STREET;  
THENCE NORTH 47°38'15" EAST ALONG SAID PARALLEL LINE 111.88 FEET TO THE CENTERLINE OF SAID OREGON STREET;  
THENCE NORTH 43°01'21" WEST ALONG THE CENTERLINE OF SAID OREGON STREET 22.00 FEET TO THE CENTERLINE OF SAID SHERIDAN STREET;  
THENCE SOUTH 47°38'15" WEST ALONG THE CENTERLINE OF SAID SHERIDAN STREET 319.09 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

3-31-2021





**PARCEL C  
BEFORE ADJUSTMENT**

ALL OF BLOCK 18, PLAT OF THE TOWN OF MONTBORNE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THOSE PORTIONS OF STREETS AND ALLEYS VACATED BY DEED RECORDED UNDER SKAGIT COUNTY RECORDING NUMBER 201908260136 AND SKAGIT COUNTY CONTRACT NUMBER C20190366 THAT UPON VACATION ATTACHED BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

UNOFFICIAL DOCUMENT

**PARCEL C  
P74603  
AFTER ADJUSTMENT**

LOTS 1 THROUGH 18, BLOCK 18, PLAT OF THE TOWN OF MONTBORNE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THOSE PORTIONS OF STREETS AND ALLEYS VACATED BY DEED RECORDED UNDER SKAGIT COUNTY RECORDING NUMBER 201908260136 AND SKAGIT COUNTY CONTRACT NUMBER C20190366 THAT UPON VACATION ATTACHED BY OPERATION OF LAW.

EXCEPT THOSE PORTIONS OF VACATED SHERIDAN STREET, VACATED WASHINGTON STREET, VACATED OREGON STREET, VACATED ALLEY, ALL OF LOT 10 AND THAT PORTION OF LOT 9, BLOCK 18 OF SAID PLAT OF THE TOWN OF MONTBORNE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINES OF SAID SHERIDAN STREET AND SAID WASHINGTON STREET;

THENCE SOUTH 43°01'21" EAST ALONG THE CENTERLINE OF SAID WASHINGTON STREET 59.50 FEET;  
THENCE NORTH 47°38'15" EAST PARALLEL WITH THE CENTERLINE OF SAID SHERIDAN STREET 193.43 FEET;

THENCE NORTH 22°46'33" WEST 39.80 FEET TO A LINE PARALLEL WITH AND 22.00 FEET SOUTHEASTERLY OF THE CENTERLINE OF SAID SHERIDAN STREET;

THENCE NORTH 47°38'15" EAST ALONG SAID PARALLEL LINE 111.88 FEET TO THE CENTERLINE OF SAID OREGON STREET;

THENCE NORTH 43°01'21" WEST ALONG THE CENTERLINE OF SAID OREGON STREET 22.00 FEET TO THE CENTERLINE OF SAID SHERIDAN STREET;

THENCE SOUTH 47°38'15" WEST ALONG THE CENTERLINE OF SAID SHERIDAN STREET 319.09 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

3-31-2021

