

Order No:

202104050110

04/05/2021 11:21 AM Pages: 1 of 2 Fees: \$104.50



When recorded return to:

202104260177

04/26/2021 04:06 PM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

Leader Lake LLC
26135 Minkler Road
Sedro-Woolley, WA 98284

RECORDED
TO ADD exhibits

Filed for Record at Request of
Guardian Northwest Title & Escrow
Escrow Number: JM2148

QUIT CLAIM DEED

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

That portion of Block 18 Plat of the Town of Montborne as more fully described as Parcel C on the attachment hereto.

SUBJECT TO MATTERS OF RECORD.

This lot described above is owned by the Grantee after a concurrently recorded deed in favor of the Cooks. This deed is not for the purposes of creating an additional building lot.

This boundary adjustment is approved by _____ of the Skagit County Planning Department.

(Elk Properties LLC and James A. Cook and Terri E. Cook are executing this deed as to eliminate their interests in the vacated Streets and Alleys as acquired by Quit Claim Deed recorded as Auditor's File No. 201908260136.

Tax Parcel Number(s): 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 Cook
Terri A. Cook, Individually and as manager of both
Leader Lake LLC and Elk Properties LLC

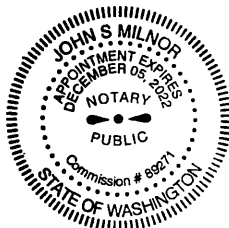
State of Washington }
County of Skagit } SS:

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



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2021-1793
APR 05 2021

Amount Paid \$ 0
Skagit Co. Treasurer
By MG Deputy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2021-1793
APR 26 2021

Amount Paid \$ 0
Skagit Co. Treasurer
By BT Deputy

Order No:

When recorded return to:

Leader Lake LLC
26135 Minkler Road
Sedro-Woolley, WA 98284

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Guardian Northwest Title & Escrow
Escrow Number: JM2148

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SUBJECT TO MATTERS OF RECORD.

This lot described above is owned by the Grantee after a concurrently recorded deed in favor of the Cooks. This deed is not for the purposes of creating an additional building lot.

This boundary adjustment is approved by Arvid Roeder of the Skagit County Planning Department.

4/20/2021

(Elk Properties LLC and James A. Cook and Terri E. Cook are executing this deed as to eliminate their interests in the vacated Streets and Alleys as acquired by Quit Claim Deed recorded as Auditor's File No. 201908260136.

Tax Parcel Number(s): P74603

Dated: Jan. 14, 2021

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

Terri Cook
Terri A. Cook, Individually and as manager of both
Leader Lake LLC and Elk Properties LLC

State of Washington
County of Skagit } SS:

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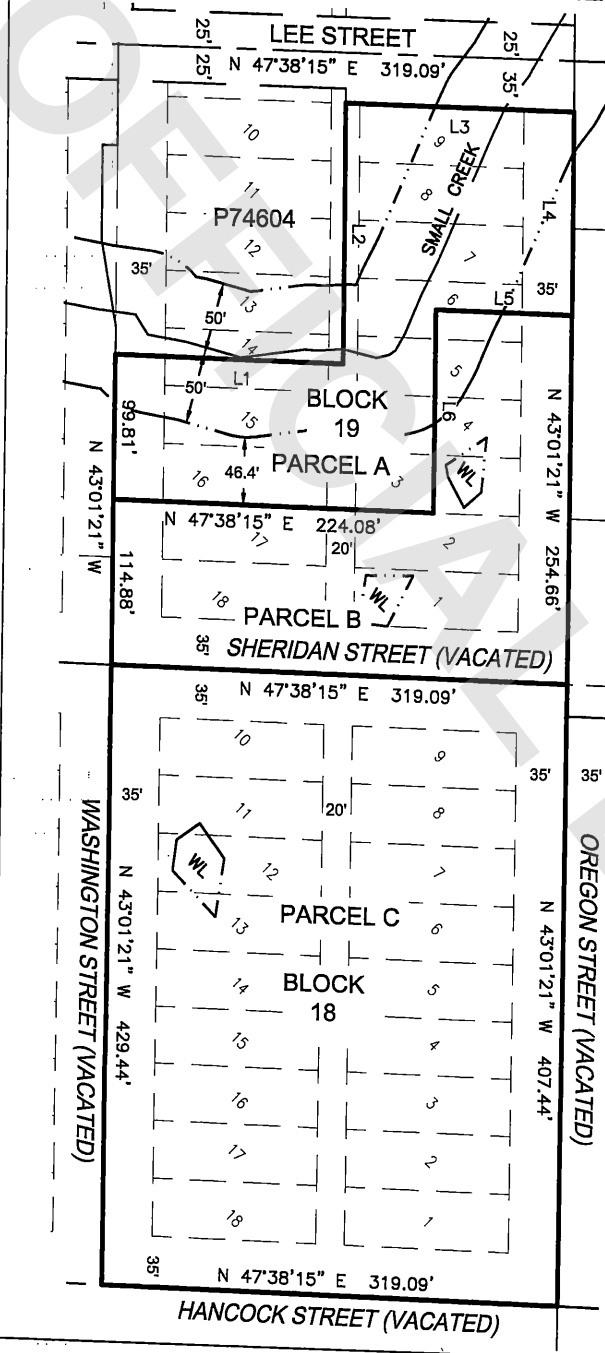
Dated: Jan. 14, 2021

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**



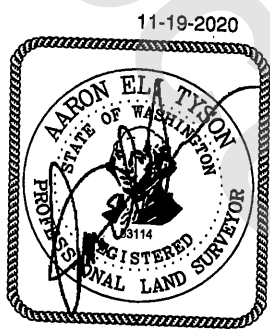
LINE	BEARING	DISTANCE
L1	N 47°38'15" E	159.54'
L2	N 43°01'21" W	179.75'
L3	N 47°38'15" E	159.54'
L4	N 43°01'21" W	139.78'
L5	N 47°38'15" E	95.01'
L6	N 43°01'21" W	139.78'

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)

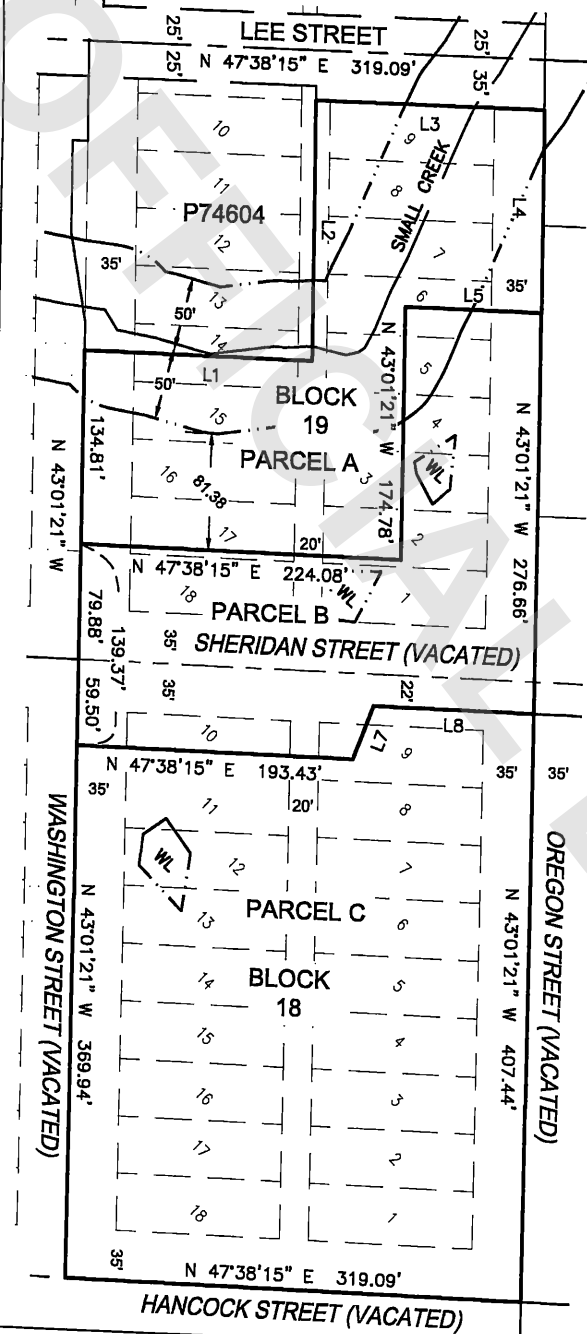
WL = WETLAND



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**



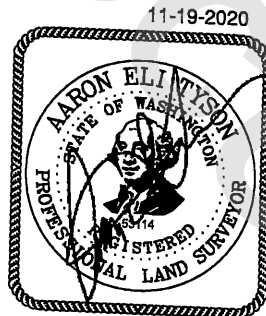
LINE	BEARING	DISTANCE
L1	N 47°38'15" E	159.54'
L2	N 43°01'21" W	179.75'
L3	N 47°38'15" E	159.54'
L4	N 43°01'21" W	139.78'
L5	N 47°38'15" E	95.01'
L7	N 22°46'33" W	39.80'
L8	N 47°38'15" E	111.88'

PARCELA
 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: 122,490 SF (2.81 AC)

WL = WETLAND



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 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.

**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

