



202107140035

07/14/2021 09:59 AM Pages: 1 of 16 Fees: \$118.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed
(Boundary Line Adjustment)

2021-3188
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Grantor: Chase & Cole Management LLC

JUL 14 2021

Grantee: Chase & Cole Management LLC

Legal Description: ptn Govt Lot 8 33-36N-3EWM

Amount Paid \$ 0
Skagit Co. Treasurer
By *[Signature]* Deputy

Assessor's Property Tax Parcel or Account Nos.: P48523; P48572; P48585; P48586

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 7th day of July, 2021, between Chase & Cole Management LLC, a Washington limited liability company, Grantor, and Chase & Cole Management LLC, a Washington limited liability company, Grantee.

Recitals

- a. Grantor/ Grantee is the owner of the property bearing Skagit County Assessor's parcel nos. P48523; P48572; P48585; and P48586, described in the attached Exhibit A.
- b. Grantor/ Grantee wishes to adjust the boundaries between the various subject parcels, as per the attached Exhibits B, C, D & E.
- c. Diagrams showing the adjustment are attached hereto as Exhibits F-1 and F-2.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, grantor does hereby QUIT CLAIM to the grantee all of its interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibits B, C, D & E.

This conveyance is not for the purpose of creating any additional building lots.

CHASE & COLE MANAGEMENT LLC


By: 

Ryan Costanti - Manager
(Printed name & title)

STATE OF ~~WASHINGTON~~ ^{Oregon})
COUNTY OF ~~SKAGIT~~ ^{Jackson})
:SS

On this 7 day of JULY, 2021, before me personally appeared Ryan Costanti to me known to be a governor of Chase & Cole management LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument on behalf thereof.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.


NOTARY PUBLIC in and for the State of ~~Washington~~ ^{Oregon},
residing at Key Bank Oregon
My commission expires: 02-02-2025
Name: Shayla Nickole Fitzgerald

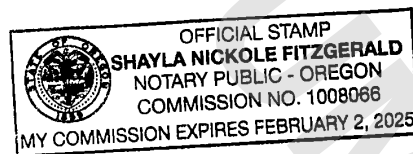


Exhibit "A"

**Chase and Cole Management, LLC, Parcels
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-48572, P-48543, P-48585 and P-48586)**

Chase and Cole Management, LLC, came into title by Statutory Warranty deed recorded under Skagit County Auditor's File No. 200301310258 described as follows:

Parcel "A"

That portion of Government Lot 8, Section 33, Township 36 North, Range 3 East, of the Willamette Meridian, described as follows:

BEGINNING at a point 248.8 feet West and 83 feet South of the Northeast corner of Government Lot 8;
thence South 83 feet, more or less, to the North line of that certain tract conveyed to James C. Henry, et ux, by deed recorded February 24, 1959 under Auditor's File No. 576908;
thence East along said North line to a point which lies 175 feet West and 162.2 feet South of the Northeast corner of said Government Lot 8;
thence North 83 feet, more or less, to the South line of that certain tract conveyed to John P. Potter, et ux, by deed recorded December 27, 1960 under Auditor's File No. 602456;
thence West along said South line to the TRUE POINT OF BEGINNING;

Parcel "B"

The East 10 feet LESS the South 85 feet of that portion of Government Lot 8, Section 33, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

BEGINNING at a point 175 feet West and 162.2 feet South of the Northeast corner of said Lot 8;
thence West 146.5 feet;
thence South 160.2 feet, more or less, to the North line of the County road, now State Highway 1-C;
thence Northeast along the Northerly line of said road to a point South of the POINT OF BEGINNING;
thence North 136.5 feet to the POINT OF BEGINNING;

Parcel "C"

That portion of Government Lot 8, Section 33, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

That tract of land shown on the Plat of Ladysmith according to the plat thereof recorded April 24, 1912, (Volume 4 of Plats, page 5), records of Skagit County, Washington and marked reservation and said reservation or tract hereby conveyed is a strip of land 239 feet long and 62.5 feet wide and is bound on the North by Ampere Street mentioned in said plat, on the East by that certain tract conveyed to Northcoast Transportation Company by deed dated June 26, 1930 and recorded June 27, 1930 under Auditor's File No. 234986, on the South by Main Street mentioned in said plat under Auditor's File No. 234986, on the South by Main Street mentioned in said plat and on the West by Commercial Avenue, mentioned in said plat.

TOGETHER WITH vacated portions of streets adjoining said tract on the North, West and South;

EXCEPT the North 83 feet thereof;

ALSO EXCEPT the South 85 feet thereof;

AND ALSO EXCEPT the West 16.2 feet thereof.

Parcel "D"

The South 85 feet of that portion of Government Lot 8, Section 33, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

That tract of land shown on the Plat of Ladysmith, according to the plat thereof recorded April 24, 1912, (Volume 4 of Plats, page 5), records of Skagit County, Washington and marked reservation and said reservation or tract hereby conveyed is a strip of land 239 feet long and 62.5 feet wide and is bound on the North by Ampere Street mentioned in said plat, on the East by that certain tract conveyed to Northcoast Transportation Company by Deed dated June 26, 1930 and recorded June 27, 1930 under Auditor's File No. 234986, on the South by Main Street mentioned in said plat under Auditor's File No. 234986, on the South by Main Street mentioned in said plat and on the West by Commercial Avenue, mentioned in said plat.

TOGETHER WITH vacated portions of streets adjoining said tract on the North, West and South.

Parcel "E"

That portion of Government Lot 8, Section 33, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

BEGINNING at a point which is 83 feet South and 82.5 feet West of the Northeast corner of said Government Lot 8, said point being on the West line of that certain strip of land as conveyed to Puget Sound Power and Light Company by deed recorded September 6, 1945 under Auditor's File No. 382994 and also being the Southeast corner of that certain tract of land as conveyed to Merlin Dutch Wilson, et ux, by deed recorded January 2, 1946 under Auditor's File No. 286701;
thence West along the South line of the said Wilson tract and along the South line of that certain tract of land as conveyed to Merlin E. Wilson, et ux, by deed recorded November 22, 1944 under Auditor's File No. 376151, 214.3 feet, more or less, to a point which is 296.8 feet West of the East line of said Government Lot 8;
thence North 83 feet to a point on the North line of said Government Lot 8 which is 296.8 feet West of the East line of said Government Lot 8;
thence West along the North line of said Government Lot 8, 135.5 feet to a point which is 432.3 feet West of the East line of said Government Lot 8;
thence South 166 feet;
thence East 110.8 feet, more or less, to a point that is 166 feet South of the North line of said Government Lot 8 and 321.5 feet West of the East line of said Government Lot 8, said point also being on the West line of that certain tract of land as conveyed to James C. Henry, et ux, by deed recorded February 24, 1959 under Auditor's File No. 576908;
thence South 156.4 feet, more or less, to the North line of the County road, now State Highway 1C;
thence Northeasterly along the Northerly line of said road to a point that is 175 feet West of the East line of said Government Lot 8;
thence North 85 feet, more or less, to the Northwest corner of that certain tract of land as conveyed to James C. Henry, et ux, by deed recorded March 9, 1959 under Auditor's File No. 577485;
thence East along the North line of the said James C. Henry tract, 92.5 feet, more or less, to the West line of that certain strip of land as conveyed to Puget South Power and Light Company by deed recorded under Auditor's File No. 282994;
thence North along the West line of the said Puget South Power and Light Company tract to the POINT OF BEGINNING;

EXCEPTING from the above-described tract that portion thereof lying within the boundaries of that certain parcel of land acquired by J. C. Henry, et ux, from Julia Jewel Haaland, by deed recorded April 29, 1976 under Auditor's File No. 834084.

ALL OF THE ABOVE BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

All of the above situated in the County of Skagit, State of Washington.

INFORMATIONAL PROJECT NOTE

The Skagit County Planning Department has given the property described on the attached Exhibit "A" four Legal Lot Certifications PL-03-0187 made up of Assessor's Parcel No. P-48585 and a portion of P-48583; PL-03-0188 for Assessor's Parcel P-48583; PL-03-0189 for Assessor's Parcel P-48572 and PL-03-191 for Assessor's Parcel P-48586 and portion of P-48585.

The above lot certifications and assessor's parcel boundaries are shown on the attached Exhibit "F-1" and as can be seen, the existing buildings do not conform to the existing lines and in some cases, the lots do not have recorded access to a public roadway.

The following Exhibits B, C, D and E represent the parcel descriptions for all Parcels 1, 2, 3 and 4 after boundary line adjustment and are all simply being re-described as new parcels together with or in some cases subject to ingress, egress and utilities easements.

The buildings will now all be contained on separate lots, but may not meet current setback requirements due to the reality that the structures are built in locations that make it difficult if not impossible to achieve compliance. It may be necessary at some future point to prepare setback easements, but at this time, I feel that they can simply be seen as pre-existing non-conforming buildings which now are on separate, legal parcels.

Boundaries of Parcels 1, 2, 3 and 4 are more particularly shown on attached Exhibit "F-2".

For additional boundary mapping information see that certain Record of Survey map recorded under Skagit County Auditor's File No. 9512040046.



6-24-21

Exhibit "B"

**Chase and Cole Management, LLC, Revised Parcel
Previously Identified as Lot Certificate PL-03-0189
Post Boundary Line Adjustment Parcel No. 1**

That portion of Government Lot 8, Section 33, Township 36 North, Range 3 East, W.M., described as follows:

BEGINNING at the Northeast corner of said Government Lot 8 (East 1/4 corner) Section 33; from which the Southeast corner of said Section 33 bears South 0°12'15" West a distance of 2,654.13 feet;
thence South 89°36'28" West along the North line of said Government Lot 8 for a distance of 296.80 feet to the Northwest corner of that certain parcel conveyed to the Herbert Adela Miller Revocable Trust by Quit Claim deed recorded under Skagit County Auditor's File No. 201607080088 and being the TRUE POINT OF BEGINNING;
thence continue South 89°36'28" West along said North line of Government Lot 8 for a distance of 135.52 feet to a point which is described on previous descriptions as being 432.3 feet West of the East line of said Government Lot 8;
thence South 0°12'15" West parallel with said East line of Government Lot 8 for a distance of 166.00 feet;
thence North 89°36'28" East for a distance of 110.81 feet, more or less, to a point which is 321.50 feet West (as measured perpendicular) from the East line of said Government Lot 8;
thence South 0°12'15" West for a distance of 156.29 feet, more or less, to the Northerly right-of-way margin of West Bow Hill Road;
thence North 82°28'15" East along said Northerly right-of-way margin for a distance of 45.63 feet;
thence North 0°12'15" East for a distance of 106.77 feet;
thence North 89°47'45" East for a distance of 45.00 feet;
thence North 0°12'15" East for a distance of 127.00 feet, more or less, to the South line of said Herbert Adela Miller Revocable Trust tract;
thence South 89°36'28" West along said South line for a distance of 65.50 feet, more or less, to the Southwest corner of said Herbert Adela Miller Revocable Trust tract at a point bearing South 0°12'15" West from the TRUE POINT OF BEGINNING;
thence North 0°12'15" East along the West line of said Herbert Adela Miller Revocable Trust tract for a distance of 83.00 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO a 35.00 foot wide non-exclusive mutually beneficial easement for ingress, egress and utilities and the maintenance thereof, shown as Easement "A" on the attached Exhibit "F-2", over, under and across a portion of Government Lot 8, Section 33, Township 36 North, Range 3 East, W.M., described as follows:

BEGINNING at the Northeast corner of said Government Lot 8 (East 1/4 corner) Section 33; from which the Southeast corner of said Section 33 bears South 0°12'15" West a distance of 2,654.13 feet;
thence South 89°36'28" West along the North line of said Government Lot 8 for a distance of 296.80 feet to the Northwest corner of that certain parcel conveyed to the Herbert Adela Miller Revocable Trust by Quit Claim deed recorded under Skagit County Auditor's File No. 201607080088;
thence continue South 89°36'28" West along said North line of Government Lot 8 for a distance of 135.52 feet to a point which is described on previous descriptions as being 432.3 feet West of the East line of said Government Lot 8;
thence South 0°12'15" West parallel with said East line of Government Lot 8 for a distance of 166.00 feet;
thence North 89°36'28" East for a distance of 110.81 feet, more or less, to a point which is 321.50 feet West (as measured perpendicular) from the East line of said Government Lot 8;
thence South 0°12'15" West for a distance of 156.29 feet, more or less, to the Northerly right-of-way margin of West Bow Hill Road;

thence North 82°28'15" East along said Northerly right-of-way margin for a distance of 45.63 feet to the TRUE POINT OF BEGINNING;
thence North 0°12'15" East for a distance of 106.77 feet;
thence North 89°47'45" East for a distance of 45.00 feet;
thence North 0°12'15" East for a distance of 35.00 feet;
thence South 89°47'45" West for a distance of 80.00 feet;
thence South 0°12'15" West for a distance of 146.27 feet, more or less, to the Northerly right-of-way margin of West Bow Hill Road at a point bearing South 82°28'15" West from the TRUE POINT OF BEGINNING;
thence North 82°28'15" East along said Northerly right-of-way margin for a distance of 35.32 feet, more or less, to the TRUE POINT OF BEGINNING.

AND ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 36,847 sq ft, 0.85 acres

This Boundary Line Adjustment is not for the purpose of creating additional building lots.

APPROVED

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By: _____

Title: _____

Date: _____



C-24-21

Exhibit "C"

**Chase and Cole Management, LLC, Revised Parcel
Previously Identified as Lot Certificate PL-03-0187
Post Boundary Line Adjustment Parcel No. 2**

That portion of Government Lot 8, Section 33, Township 36 North, Range 3 East, W.M., described as follows:

BEGINNING at the Northeast corner of said Government Lot 8 (East 1/4 corner) Section 33, from which the Southeast corner of said Section 33 bears South 0°12'15" West a distance of 2,654.13 feet;
thence South 89°36'28" West along the North line of said Government Lot 8 for a distance of 82.50 feet, more or less, to the Western margin of that certain tract conveyed to Northwest Transportation Company by deed dated June 26, 1930 and recorded June 27, 1930 under Skagit County Auditor's File No. 234986, also being the Northeast corner of that certain parcel conveyed to the Herbert Adela Miller Revocable Trust by Quit Claim deed recorded under Skagit County Auditor's File No. 201607080088;
thence South 0°12'15" West along the East line of said Herbert Adela Miller Revocable Trust tract, also being along said Western margin of the Northwest Transportation Company tract, for a distance of 83.00 feet, more or less, to the Southeast corner of said Herbert Adela Miller Revocable Trust tract and being the TRUE POINT OF BEGINNING;
thence continue South 0°12'15" West along said Western margin of Northwest Transportation Company tract, for a distance of 127.50 feet;
thence South 89°36'28" West for a distance of 42.69 feet;
thence North 0°12'15" East for a distance of 56.76 feet;
thence South 89°36'28" West for a distance of 106.11 feet, more or less, to the Easterly line of said Parcel 1 as described on attached Exhibit "B";
thence North 0°12'15" East along said Easterly line for a distance of 70.74 feet, more or less, to the South line of said Herbert Adela Miller Revocable Trust tract at a point bearing South 89°32'28" West from the TRUE POINT OF BEGINNING;
thence North 89°32'28" East along said South line for a distance of 148.80 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH a 20.00 wide non-exclusive mutually beneficial easement for ingress, egress and utilities (and the maintenance thereof) shown as Easement "B" on the attached Exhibit "F-2" over, under and across a portion of said Government Lot 8, Section 33, Township 36 North, Range 3 East, W.M., described as follows:

BEGINNING at the Northeast corner of said Government Lot 8 (East 1/4 corner) Section 33, from which the Southeast corner of said Section 33 bears South 0°12'15" West a distance of 2,654.13 feet;
thence South 89°36'28" West along the North line of said Government Lot 8 for a distance of 82.50 feet, more or less, to the Western margin of that certain tract conveyed to Northwest Transportation Company by deed dated June 26, 1930 and recorded June 27, 1930 under Skagit County Auditor's File No. 234986, also being the Northeast corner of that certain parcel conveyed to the Herbert Adela Miller Revocable Trust by Quit Claim deed recorded under Skagit County Auditor's File No. 201607080088;
thence South 0°12'15" West along the East line of said Herbert Adela Miller Revocable Trust tract, also being along said Western margin of Northwest Transportation Company tract, for a distance of 83.00 feet, more or less, to the Southeast corner of said Herbert Adela Miller Revocable Trust tract;
thence continue South 0°12'15" West, also being along said Western margin of Northwest Transportation Company tract, for a distance of 127.50 feet to the TRUE POINT OF BEGINNING;
thence South 89°36'28" West for a distance of 102.49 feet;
thence South 0°12'15" West for a distance of 94.67 feet, more or less, to the Northerly right-of-way margin of West Bow Hill Road;

thence North 82°28'15" East along said Northerly right-of-way margin for a distance of 20.18 feet;
thence North 0°12'15" East for a distance of 72.16 feet;
thence North 89°36'28" East for a distance of 82.49 feet, more or less, to said Westerly margin of the Northwest Transportation Company tract at a point bearing South 0°12'15" West from the TRUE POINT OF BEGINNING;
thence North 0°12'15" East along said Westerly margin for a distance of 20.00 feet to the TRUE POINT OF BEGINNING.

ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 12,948 sq ft, 0.30 acres

This Boundary Line Adjustment is not for the purpose of creating additional building lots.

APPROVED

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By: [Signature]
Title: Senior Planner

Date: 7/13/2021

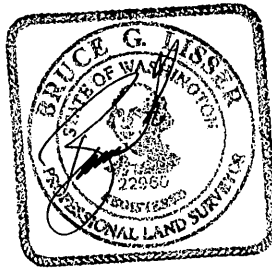


Exhibit "D"

**Chase and Cole Management, LLC, Revised Parcel
Previously Identified as Lot Certificate PL-03-0191
Post Boundary Line Adjustment Parcel No. 3**

That portion of Government Lot 8, Section 33, Township 36 North, Range 3 East, W.M., described as follows:

BEGINNING at the Northeast corner of said Government Lot 8 (East 1/4 corner) Section 33, from which the Southeast corner of said Section 33 bears South 0°12'15" West a distance of 2,654.13 feet;
thence South 89°36'28" West along the North line of said Government Lot 8 for a distance of 82.50 feet, more or less, to the Western margin of that certain tract conveyed to Northwest Transportation Company by deed dated June 26, 1930 and recorded June 27, 1930 under Skagit County Auditor's File No. 234986, also being the Northeast corner of that certain parcel conveyed to the Herbert Adela Miller Revocable Trust by Quit Claim deed recorded under Skagit County Auditor's File No. 201607080088;
thence South 0°12'15" West along the East line of said Herbert Adela Miller Revocable Trust tract, also being along said Western margin of the Northwest Transportation Company tract, for a distance of 83.00 feet, more or less, to the Southeast corner of said Herbert Adela Miller Revocable Trust tract;
thence continue South 0°12'15" West, also being along said Western margin of the Northwest Transportation Company tract, for a distance of 127.50 feet to the TRUE POINT OF BEGINNING;
thence South 89°36'28" West along the South line or South line extended of Parcel 2 as described on attached Exhibit "C" for a distance of 102.49 feet;
thence South 0°12'15" West for a distance of 94.67 feet, more or less, to the Northerly right-of-way margin of West Bow Hill Road;
thence North 82°28'15" East along said Northerly right-of-way margin for a distance of 103.42 feet, more or less, to said Westerly margin of the Northwest Transportation Company tract at a point bearing South 0°12'15" West from the TRUE POINT OF BEGINNING;
thence North 0°12'15" East along said Westerly margin for a distance of 81.82 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO a 20.00 wide non-exclusive mutually beneficial easement for ingress, egress and utilities (and the maintenance thereof) shown as Easement "B" on the attached Exhibit "F-2" over, under and across a portion of said Government Lot 8, Section 33, Township 36 North, Range 3 East, W.M., described as follows:

BEGINNING at the Northeast corner of said Government Lot 8 (East 1/4 corner) Section 33, from which the Southeast corner of said Section 33 bears South 0°12'15" West a distance of 2,654.13 feet;
thence South 89°36'28" West along the North line of said Government Lot 8 for a distance of 82.50 feet, more or less, to the Western margin of that certain tract conveyed to Northwest Transportation Company by deed dated June 26, 1930 and recorded June 27, 1930 under Skagit County Auditor's File No. 234986, also being the Northeast corner of that certain parcel conveyed to the Herbert Adela Miller Revocable Trust by Quit Claim deed recorded under Skagit County Auditor's File No. 201607080088;
thence South 0°12'15" West along the East line of said Herbert Adela Miller Revocable Trust tract, also being along said Western margin of Northwest Transportation Company tract, for a distance of 83.00 feet, more or less, to the Southeast corner of said Herbert Adela Miller Revocable Trust tract;
thence continue South 0°12'15" West, also being along said Western margin of the Northwest Transportation Company tract, for a distance of 127.50 feet to the TRUE POINT OF BEGINNING;
thence South 89°36'28" West for a distance of 102.49 feet;
thence South 0°12'15" West for a distance of 94.67 feet, more or less, to the Northerly right-of-way margin of West Bow Hill Road;
thence North 82°28'15" East along said Northerly right-of-way margin for a distance of 20.18 feet;

thence North 0°12'15" East for a distance of 72.16 feet;
thence North 89°36'28" East for a distance of 82.49 feet, more or less, to said
Westerly margin of the Northwest Transportation Company tract at a point
bearing South 0°12'15" West from the TRUE POINT OF BEGINNING;
thence North 0°12'15" East along said Westerly margin for a distance of 20.00
feet to the TRUE POINT OF BEGINNING.

ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants,
liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 9,043 sq ft, 0.21 acres

This Boundary Line Adjustment is not for the purpose of creating additional building lots.

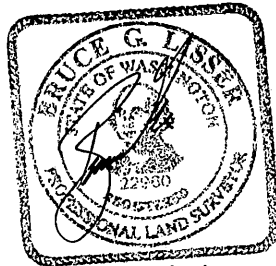
APPROVED

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

Skagit County

By: *David R. [Signature]*
Title: *Senior Planner*

Date: *7/13/2021*



6-24-21

Exhibit "E"

**Chase and Cole Management, LLC, Revised Parcel
Previously Identified as Lot Certificate PL-03-0188
Post Boundary Line Adjustment Parcel No. 4**

That portion of Government Lot 8, Section 33, Township 36 North, Range 3 East, W.M., described as follows:

BEGINNING at the Northeast corner of said Government Lot 8 (East 1/4 corner) Section 33; from which the Southeast corner of said Section 33 bears South 0°12'15" West a distance of 2,654.13 feet;
thence South 89°36'28" West along the North line of said Government Lot 8 for a distance of 296.80 feet to the Northwest corner of that certain parcel conveyed to the Herbert Adela Miller Revocable Trust by Quit Claim deed recorded under Skagit County Auditor's File No. 201607080088;
thence continue South 89°36'28" West along said North line of Government Lot 8 for a distance of 135.52 feet to a point which is described on previous descriptions as being 432.3 feet West of the East line of said Government Lot 8;
thence South 0°12'15" West parallel with said East line of Government Lot 8 for a distance of 166.00 feet;
thence North 89°36'28" East for a distance of 110.81 feet, more or less, to a point which is 321.50 feet West (as measured perpendicular) from the East line of said Government Lot 8;
thence South 0°12'15" West for a distance of 156.29 feet, more or less, to the Northerly right-of-way margin of West Bow Hill Road;
thence North 82°28'15" East along said Northerly right-of-way margin for a distance of 45.63 feet to the Southeast corner of Parcel 1 as described on attached Exhibit "B" and being the TRUE POINT OF BEGINNING;
thence North 0°12'15" East along the East line of said Parcel 1 for a distance of 106.77 feet, to an angle point in said East line;
thence North 89°47'45" East along a South line of said Parcel 1 for a distance of 45.00 feet, to an angle point in said line;
thence North 0°12'15" East along the East line of said Parcel 1 for a distance of 56.26 feet, more or less, to the Southwest corner of Parcel 2 as described on attached Exhibit "C";
thence North 89°36'28" East along a South line of said Parcel 2 for a distance of 106.11 feet, to an angle point in said South line;
thence South 0°12'15" West along a Westerly line of said Parcel 2, for a distance of 56.76 feet, more or less, to an angle point in said Parcel 2, also being on the Northerly line of Parcel 3, as described on attached Exhibit "C";
thence South 89°36'28" West along said Northerly line of Parcel 3 for a distance of 59.80 feet, more or less, to an angle point in said Northerly line;
thence South 0°12'15" West along the Westerly line of said Parcel 3 for a distance of 94.67 feet, more or less, to the Northerly right-of-way margin of West Bow Hill Road at a point bearing North 82°28'15" East from the TRUE POINT OF BEGINNING;
thence South 82°28'15" West along said Northerly right-of-way margin for a distance of 92.15 feet, more or less, to the TRUE POINT OF BEGINNING.

TOGETHER WITH a 35.00 foot wide non-exclusive mutually beneficial easement for ingress, egress and utilities and the maintenance thereof, shown as Easement "A" on the attached Exhibit "F-2", over, under and across a portion of Government Lot 8, Section 33, Township 36 North, Range 3 East, W.M., described as follows:

BEGINNING at the Northeast corner of said Government Lot 8 (East 1/4 corner) Section 33; from which the Southeast corner of said Section 33 bears South 0°12'15" West a distance of 2,654.13 feet;
thence South 89°36'28" West along the North line of said Government Lot 8 for a distance of 296.80 feet to the Northwest corner of that certain parcel conveyed to the Herbert Adela Miller Revocable Trust by Quit Claim deed recorded under Skagit County Auditor's File No. 201607080088;

thence continue South 89°36'28" West along said North line of Government Lot 8 for a distance of 135.52 feet to a point which is described on previous descriptions as being 432.3 feet West of the East line of said Government Lot 8; thence South 0°12'15" West parallel with said East line of Government Lot 8 for a distance of 166.00 feet; thence North 89°36'28" East for a distance of 110.81 feet, more or less, to a point which is 321.50 feet West from the East line of said Government Lot 8; thence South 0°12'15" West for a distance of 156.29 feet, more or less, to the Northerly right-of-way margin of West Bow Hill Road; thence North 82°28'15" East along said Northerly right-of-way margin for a distance of 45.63 feet; thence North 0°12'15" East for a distance of 106.77 feet; thence North 89°47'45" East for a distance of 45.00 feet; thence North 0°12'15" East for a distance of 35.00 feet; thence South 89°47'45" West for a distance of 80.00 feet; thence South 0°12'15" West for a distance of 146.27 feet, more or less, to the Northerly right-of-way margin of West Bow Hill Road at a point bearing South 82°28'15" West from the TRUE POINT OF BEGINNING; thence North 82°28'15" East along said Northerly right-of-way margin for a distance of 35.32 feet, more or less, to the TRUE POINT OF BEGINNING.

AND TOGETHER WITH a 20.00 wide non-exclusive mutually beneficial easement for ingress, egress and utilities (and the maintenance thereof) shown as Easement "B" on the attached Exhibit "F-2" over, under and across a portion of said Government Lot 8, Section 33, Township 36 North, Range 3 East, W.M., described as follows:

BEGINNING at the Northeast corner of said Government Lot 8 (East 1/4 corner) Section 33, from which the Southeast corner of said Section 33 bears South 0°12'15" West a distance of 2,654.13 feet; thence South 89°36'28" West along the North line of said Government Lot 8 for a distance of 82.50 feet, more or less, to the Western margin of that certain tract conveyed to Northwest Transportation Company by deed dated June 26, 1930 and recorded June 27, 1930 under Skagit County Auditor's File No. 234986, also being the Northeast corner of that certain parcel conveyed to the Herbert Adela Miller Revocable Trust by Quit Claim deed recorded under Skagit County Auditor's File No. 201607080088; thence South 0°12'15" West along the East line of said Herbert Adela Miller Revocable Trust tract, also being along said Western margin of Northwest Transportation Company tract, for a distance of 83.00 feet, more or less, to the Southeast corner of said Herbert Adela Miller Revocable Trust; thence continue South 0°12'15" West, also being along said Western margin of Northwest Transportation Company tract, for a distance of 127.50 feet to the TRUE POINT OF BEGINNING; thence South 89°36'28" West for a distance of 102.49 feet; thence South 0°12'15" West for a distance of 94.67 feet, more or less, to the Northerly right-of-way margin of West Bow Hill Road; thence North 82°28'15" East along said Northerly right-of-way margin for a distance of 20.18 feet; thence North 0°12'15" East for a distance of 72.16 feet; thence North 89°36'28" East for a distance of 82.49 feet, more or less, to said Westerly margin of the Northwest Transportation Company tract at a point bearing South 0°12'15" West from the TRUE POINT OF BEGINNING; thence North 0°12'15" East along said Westerly margin for a distance of 20.00 feet to the TRUE POINT OF BEGINNING.

AND ALSO SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 15,215 sq ft, 0.35 acres

This Boundary Line Adjustment is not for the purpose of creating additional building lots.

APPROVED

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18.700

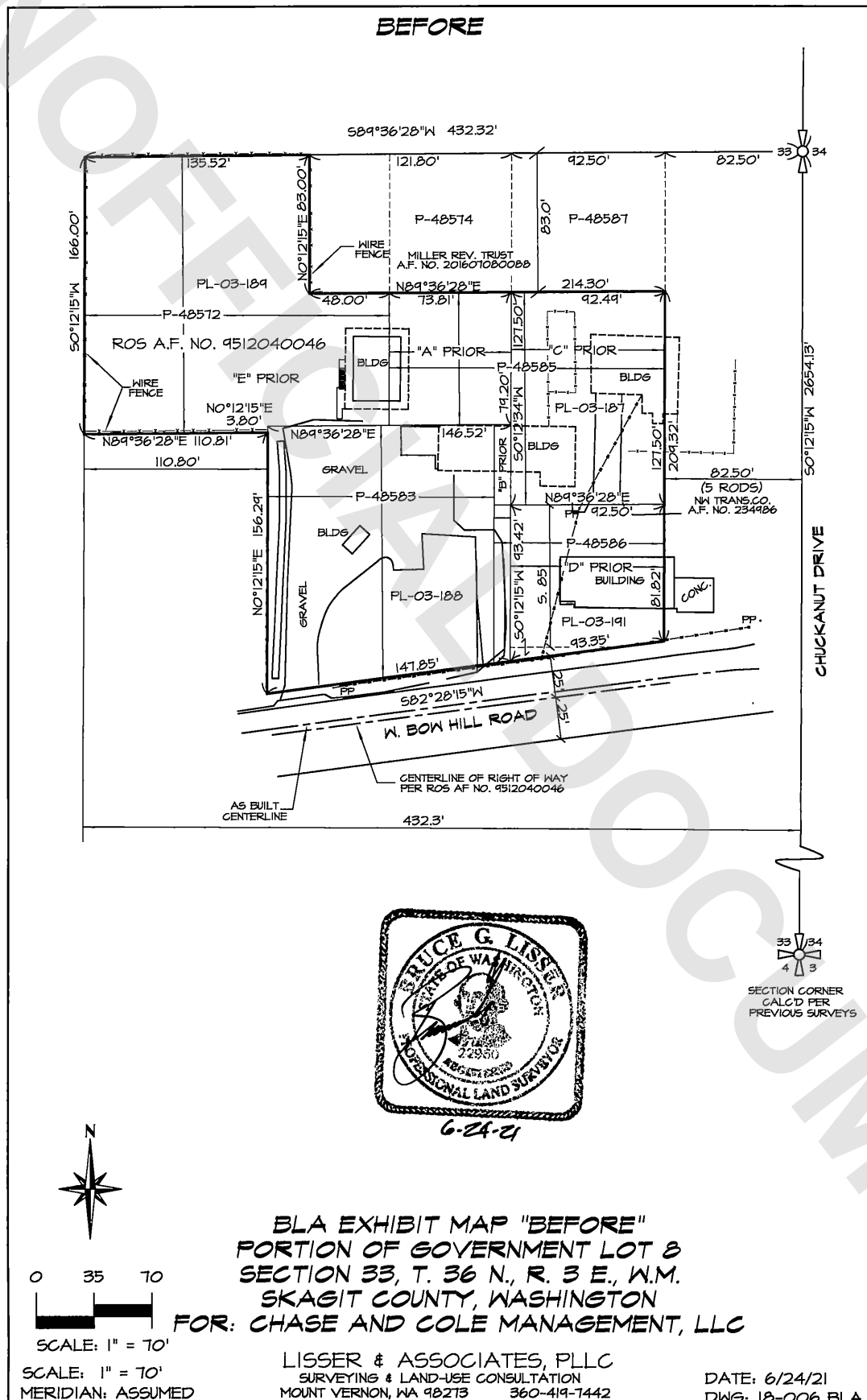
Skagit County

By: Mac Roddy
Title: Sania Plenna

Date: 7/13/2021



BEFORE



"AFTER"

