



202204120052

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Skagit County Auditor

Filed for Record at Request of:

Law Offices of Gregory E. Thulin, P.S.
2200 Rimland Drive, Suite 115
Bellingham, WA 98226-6639

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 1500
APR 12 2022

Amount Paid \$ 0
Skagit Co. Treasurer
By *UT* Deputy

Grantor: LG Anacortes, LLC
Grantee: Commonwealth Holdings LLC
Abbreviated legal: Lots 5 & 6, Entner's Tracts Subdivision No. 1, Vol. 8, pp 73 & 74
Complete Legal: Pages 3
Tax Parcel Number(s): P65195 & P65196

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

THIS INDENTURE is made this 11th day of April, 2022, by and between LG Anacortes, LLC, a Washington limited liability company ("Grantor") and Commonwealth Holdings LLC, a Washington limited liability company ("Grantee").

Recitals

- A. Grantor is the owner of real property bearing Skagit County Tax Parcel No. P65195 and legally described in Exhibit "A" attached hereto and incorporated herein.
- B. Grantee is the owner of real property bearing Skagit County Tax Parcel No. P65196 and legally described in Exhibit "B" attached hereto and incorporated herein.
- C. The parties wish to adjust boundaries between their respective parcels, with a portion of P65195 (legally described in attached Exhibit "C") incorporated into P65196.
- D. The adjusted legal description for Grantor's parcel is attached hereto as Exhibit "D".
- E. The adjusted legal description for Grantee's parcel is attached hereto as Exhibit "E".
- F. A diagram showing the boundary line adjustment is attached hereto as Exhibit "F".

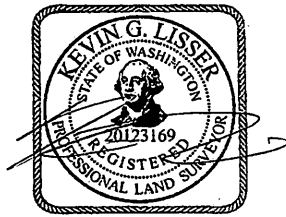
Exhibit "A"

**LG Anacortes, LLC, a Limited Liability Company, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-65195)**

Lot 5, "Entner's Tracts Subdivision No. 1", according to the plat thereof recorded in Volume 8 of Plats, page 73 and 74, records of Skagit County Washington.

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.



2-4-22

Exhibit "B"

**Commonwealth Holdings, LLC, a Limited Liability Company, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-65196)**

Lot 6, "Entner's Tracts Subdivision No. 1", as per plat recorded in Volume 8 of Plats, pages 73 and 74, records of Skagit County, Washington.

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.



2-4-22

Exhibit "C"

**Portion of LG Anacortes, LLC, a Limited Liability Company, Parcel
(Skagit County Assessor's Parcel Number P-65195)
To be Boundary Line Adjusted into
Commonwealth Holdings, LLC, a Limited Liability Company, Parcel
(Skagit County Assessor's Parcel Number P-65196)**

That portion of Lot 5, "Entner's Tracts Subdivision No. 1", recorded in Volume 8 of Plats, pages 73 and 74, records of Skagit County, Washington, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 5, "Entner's Tracts Subdivision No. 1";
thence South 87°39'30" East, along the South line of said Lot 5, for a distance of 209.06 feet, more or less, to the Southwest corner of said Lot 5;
thence North 2°20'30" East, along the West line of said Lot 5, for a distance of 20.00 feet to a point bearing North 82°11'37" West from the POINT OF BEGINNING;
thence South 82°11'37" East, for a distance of 210.01 feet, more or less, to the POINT OF BEGINNING.

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 2,091 sq ft, 0.05 acres

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

The above described parcel will be combined or aggregated with contiguous property to the south (P-65196) owned by the grantee.

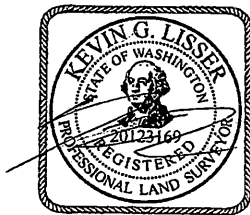
APPROVED

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

Skagit County

By: Ann Roeder
Title: Senior Planner

Date: 4/12/2022



2-4-22

Exhibit "D"**LG Anacortes, LLC, a Limited Liability Company, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-65195)**

Lot 5, "Entner's Tracts Subdivision No. 1", according to the plat thereof recorded in Volume 8 of Plats, page 73 and 74, records of Skagit County Washington.

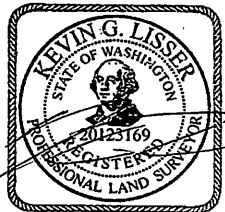
EXCEPT that portion more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 5, "Entner's Tracts Subdivision No. 1";
thence South $87^{\circ}39'30''$ East, along the South line of said Lot 5, for a distance of 209.06 feet, more or less, to the Southwest corner of said Lot 5;
thence North $2^{\circ}20'30''$ East, along the West line of said Lot 5, for a distance of 20.00 feet to a point bearing North $82^{\circ}11'37''$ West from the POINT OF BEGINNING;
thence South $82^{\circ}11'37''$ East, for a distance of 210.01 feet, more or less, to the POINT OF BEGINNING.

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 20,713 sq ft, 0.5 acres



2-4-22

Exhibit "E"**Commonwealth Holdings, LLC, a Limited Liability Company, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-65196)**

Lot 6, "Entner's Tracts Subdivision No. 1", as per plat recorded in Volume 8 of Plats, pages 73 and 74, records of Skagit County, Washington.

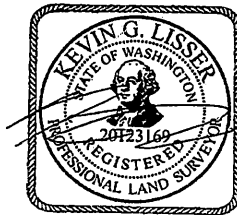
TOGETHER WITH that portion of Lot 5, "Entner's Tracts Subdivision No. 1", recorded in Volume 8 of Plats, pages 73 and 74, records of Skagit County, Washington, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 5, "Entner's Tracts Subdivision No. 1";
thence South 87°39'30" East, along the South line of said Lot 5, for a distance of 209.06 feet, more or less, to the Southwest corner of said Lot 5;
thence North 2°20'30" East, along the West line of said Lot 5, for a distance of 20.00 feet to a point bearing North 82°11'37" West from the POINT OF BEGINNING;
thence South 82°11'37" East, for a distance of 210.01 feet, more or less, to the POINT OF BEGINNING.

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.

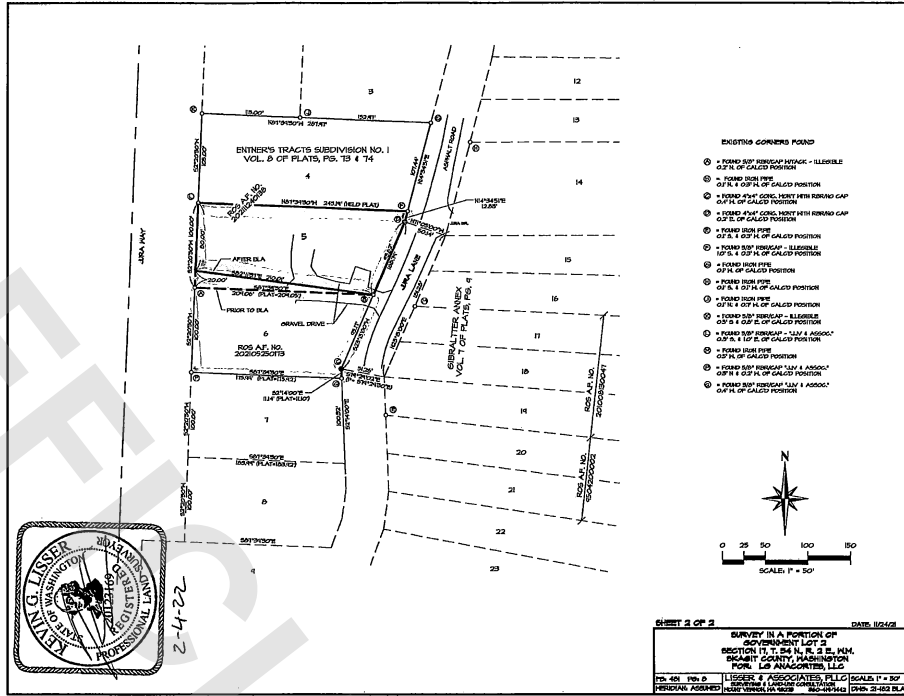
Containing 21,115 sq ft, 0.5 acres



2-4-22

EXHIBIT "F"

AFTER



SEE RECORDED SURVEY FOR FULL SCALE MAP

UNOFFICIAL DOCUMENT