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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

> 7022 1500 APR 12 2022

Amount Paid \$ Skagit Co. Treasurer
By 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 <u>M</u>**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".

Conveyance

THEREFORE, for and in consideration of Adjustment of Boundary Lines, WAC 458-61A-109(2)(a)(iv), Grantor conveys and quit claims to Grantee, all if its interest in and to the real property situated in the County of Skagit, State of Washington, legally described in Exhibit "C" attached hereto and incorporated herein.

This boundary adjustment is not for the purpose of creating an additional lot.

DATED: April //, 2022.
GRANTOR:
LG Anacortes, LLC

By: Brian Gentry, Managing Member

STATE OF WASHINGTON
) ss.

I certify that I know or have satisfactory evidence that Brian Gentry is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to executed the instrument and acknowledged it as the managing member of LG Anacortes, LLC, to be the free and voluntary act and deed of such company, for the uses and purposes therein mentioned

Subscribed and Sworn to before me this \ \ \ \ day of April, 2022.

TAYLOR HOLMES
Notary Public
State of Washington
Commission Number 21026306
My Commission Expires
JULY 29, 2025

COUNTY OF SKAGIT

Notary Public in and for the State of Washington Print name:

My commission expires.

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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.



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.



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

Title:

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°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 $82^{\circ}11'37''$ 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;

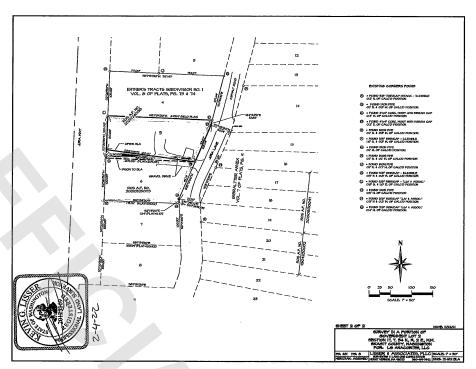
thence South 82°11'37" East, for a distance of 210.01 feet, more or less, to the POINT OF BEGINNING.

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





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