



202404100029

04/10/2024 10:44 AM Pages: 1 of 29 Fees: \$331.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 0186
APR 10 2024

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

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

Quitclaim Deed
(Boundary Line Adjustment)

Grantor: Marc Breckenridge

Grantees: Gerald E. Nelson & Jenny T. Nelson, h/w

Legal Description: ptn N ½ NW ¼ 9-35N-3EWM

Assessor's Property Tax Parcel or Account Nos.: P33963; P33966; P33968; P100033; P108001

Reference Nos of Documents Assigned or Released: N/A

THIS INDENTURE, is made this 25th day of MARCH, 2021, between Marc Breckenridge, an unmarried person, Grantor, and Gerald E. Nelson & Jenny T. Nelson, h/w, Grantees.

Recitals

- a. Grantees are the owners of the property bearing Skagit County Assessor's parcel nos. P33963; P33968; P100033; and P108001, described in the attached Exhibit A.
- b. Grantor is the owner of the property bearing Skagit County Assessor's parcel no. P33966, described in the attached Exhibit B.
- c. The parties wish to adjust the boundaries between the two parcels, with a portion of Grantor's property (described in the attached Exhibit C) being incorporated into Grantees' property.
- d. The adjusted description of Grantees' parcel is attached as Exhibit D.
- e. The adjusted description of Grantor's parcel is attached as Exhibit E.

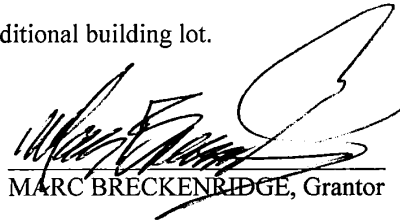
f. A diagram showing the adjustment is attached hereto as Exhibit F.

Conveyance

THEREFORE, for and in consideration of the said boundary line adjustment, and for other good and valuable consideration in hand paid, grantor does hereby QUIT CLAIM to the grantees all of his interest in the real property lying and being in the county of Skagit and State of Washington, and described in the attached Exhibit C.

This conveyance is not for the purpose of creating an additional building lot.

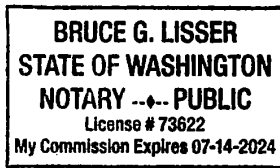
DATED: MARCH 25, 2021.



MARC BRECKENRIDGE, Grantor

STATE OF WASHINGTON)
)
) :ss
COUNTY OF SKAGIT)

On this day personally appeared before me Marc Breckenridge, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 25TH day of MARCH, 2021.




NOTARY PUBLIC in and for the State of Washington, residing at
1400 1/2 WASHINGTON
My commission expires: 7-14-24
Name: BRUCE G. LISSER

APPROVAL

Reviewed and approved in accordance with Skagit County Code 14.18.700

By: Graed Rooden

Date: 3/31/2021

Name & Title: Senior Planner

Exhibit "A"

**Gerald E. Nelson and Jenny T. Nelson, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-33963, P-33968, P-100033, and P-108001)**

Lots 1 and 2, Short Plat No. 90-63, approved and recorded January 24, 1991 in Volume 9 of Short Plats, page 306, under Auditor's File No. 9101240031, and being a portion of the South 1/2 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 35 North, Range 3 East, W.M.;

EXCEPT those portions of Lots 1 and 2 of said Short Plat No. 90-63, described as follows:

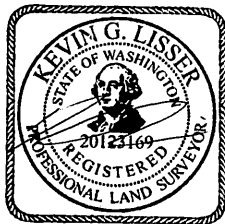
BEGINNING at a point on the East line of said Lot 2 which lies South 00°00'00" East, a distance of 246.38 feet from the Northeast corner of said Lot 2;
thence South 90°00'00" East, a distance of 217.10 feet;
thence South 00°00'00" East, a distance of 188.42 feet;
thence North 90°00'00" West, a distance of 238.12 feet;
thence North 00°00'00" East, a distance of 188.42 feet;
thence South 90°00'00" East, a distance of 21.01 feet to the POINT OF BEGINNING of this description.

SUBJECT TO a 30-foot wide perpetual and non-exclusive easement for ingress, egress and utilities over, under and through that portion of Lot 1 of Short Plat No. 90-63 as recorded in Volume 9 of Short Plats at page 306, records of Skagit County, Washington, described as follows:

Commencing at a point on the East line of Lot 2 of Short Plat No. 90-63 which lies South 00°00'00" East, a distance of 246.38 feet from the Northeast corner of said Lot 2;
thence North 90°00'00" West, a distance of 21.01 feet;
thence South 00°00'00" West, a distance of 140.58 feet to the POINT OF BEGINNING of this description;
thence South 83°05'42" West, a distance of 353.62 feet to the East line of Church Road;
thence South 5°38'01" East along the East line of Church Road, a distance of 30.01 feet;
thence North 83°05'42" East, a distance of 350.66 feet;
thence North 00°00'00" East, a distance of 30.22 feet to the POINT OF BEGINNING of this description.

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.



3-17-21

Exhibit "B"

**Marc Breckenridge, a single man, as his separate estate, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-33966)**

The North 1/2 of the Northwest 1/4 of Section 9, Township 35 North, Range 3 East, W.M.,

EXCEPT County roads and ditch rights-of-way as appropriated by court order in Skagit County Superior Court Cause #14070 on May 18, 1934.

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.



3-17-21

Exhibit "C"

**Portion of Marc Breckenridge, a single man, as his separate estate, Parcel
(Skagit County Assessor's Parcel Number P-33966)
To be Boundary Line Adjusted into
Gerald E. Nelson and Jenny T. Nelson, husband and wife, Parcel
(Skagit County Assessor's Parcel Numbers P-33963, P-33968, P-100033, and P-108001)**

The North 1/2 of the Northwest 1/4 of Section 9, Township 35 North, Range 3 East, W.M.,

EXCEPT the following described tract:

BEGINNING at the Northwest corner of the Northwest 1/4 of said Section 9,
Township 35 North, Range 3 East, W.M.;
thence South 00°08'00" East, along the West line of said Northwest 1/4 of
Section 9, for a distance of 1,098.29 feet;
thence North 88°59'47" East, parallel with the South line of the North 1/2 of said
Northwest 1/4 of Section 9, for a distance of 50.01 feet, more or less, to the
Easterly right-of-way of Farm to Market Road and being the TRUE POINT OF
BEGINNING;
thence South 68°49'28" East, for a distance of 95.00 feet;
thence North 88°59'47" East, for a distance of 180.00 feet;
thence North 6°28'32" East, for a distance of 85.50 feet;
thence North 88°59'47" East, for a distance of 295.00 feet;
thence South 0°08'00" East, parallel with the West line of said Northwest 1/4 of
Section 9, for a distance of 205.00 feet;
thence South 88°59'47" West, for a distance of 140.00 feet;
thence North 61°22'20" West, for a distance of 152.11 feet;
thence South 88°59'47" West, for a distance of 300.00 feet, more or less, to said
Easterly right-of-way margin of Farm to Market Road at a point bearing South
00°08'00" East from the TRUE POINT OF BEGINNING;
thence North 00°08'00" West along said Easterly right-of-way margin, for a
distance of 80.87 feet to the TRUE POINT OF BEGINNING.

ALSO EXCEPT County roads and ditch rights-of-way as appropriated by court order in Skagit
County Superior Court Cause #14070 on May 18, 1934.

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 68,356+/- sq ft, 1.57 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-33968 and P-100033) owned by the grantee.

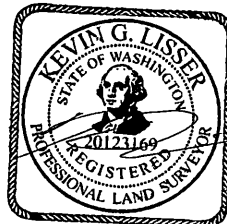
APPROVED

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

Skagit County

By: *Arac Boeder*
Title: *Senia Plaxa*

Date: 3/31/2021



3-17-21

Exhibit "D"

**Gerald E. Nelson and Jenny T. Nelson, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-33963, P-33968, P-100033, and P-108001)**

Lots 1 and 2, Short Plat No. 90-63, approved and recorded January 24, 1991 in Volume 9 of Short Plats, page 306, under Auditor's File No. 9101240031, and being a portion of the South 1/2 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 35 North, Range 3 East, W.M.;

EXCEPT those portions of Lots 1 and 2 of said Short Plat No. 90-63, described as follows:

BEGINNING at a point on the East line of said Lot 2 which lies South 00°00'00" East, a distance of 246.38 feet from the Northeast corner of said Lot 2;
thence South 90°00'00" East, a distance of 217.10 feet;
thence South 00°00'00" East, a distance of 188.42 feet;
thence North 90°00'00" West, a distance of 238.12 feet;
thence North 00°00'00" East, a distance of 188.42 feet;
thence South 90°00'00" East, a distance of 21.01 feet to the POINT OF BEGINNING of this description.

SUBJECT TO a 30-foot wide perpetual and non-exclusive easement for ingress, egress and utilities over, under and through that portion of Lot 1 of Short Plat No. 90-63 as recorded in Volume 9 of Short Plats at page 306, records of Skagit County, Washington, described as follows:

Commencing at a point on the East line of Lot 2 of Short Plat No. 90-63 which lies South 00°00'00" East, a distance of 246.38 feet from the Northeast corner of said Lot 2;
thence North 90°00'00" West, a distance of 21.01 feet;
thence South 00°00'00" West, a distance of 140.58 feet to the POINT OF BEGINNING of this description;
thence South 83°05'42" West, a distance of 353.62 feet to the East line of Church Road;
thence South 5°38'01" East along the East line of Church Road, a distance of 30.01 feet;
thence North 83°05'42" East, a distance of 350.66 feet;
thence North 00°00'00" East, a distance of 30.22 feet to the POINT OF BEGINNING of this description.

TOGETHER WITH the North 1/2 of the Northwest 1/4 of Section 9, Township 35 North, Range 3 East, W.M.,

EXCEPT that portion thereof described as follows:

BEGINNING at the Northwest corner of the Northwest 1/4 of said Section 9, Township 35 North, Range 3 East, W.M.;
thence South 00°08'00" East, along the West line of said Northwest 1/4 of Section 9, for a distance of 1,098.29 feet;
thence North 88°59'47" East, parallel with the South line of the North 1/2 of said Northwest 1/4 of Section 9, for a distance of 50.01 feet, more or less, to the Easterly right-of-way of Farm to Market Road and being the TRUE POINT OF BEGINNING;
thence South 68°49'28" East, for a distance of 95.00 feet;
thence North 88°59'47" East, for a distance of 180.00 feet;
thence North 6°28'32" East, for a distance of 85.50 feet;
thence North 88°59'47" East, for a distance of 295.00 feet;
thence South 0°08'00" East, parallel with the West line of said Northwest 1/4 of Section 9, for a distance of 205.00 feet;
thence South 88°59'47" West, for a distance of 140.00 feet;
thence North 61°22'20" West, for a distance of 152.11 feet;
thence South 88°59'47" West, for a distance of 300.00 feet, more or less, to said Easterly right-of-way margin of Farm to Market Road at a point bearing South 00°08'00" East from the TRUE POINT OF BEGINNING;
thence North 00°08'00" West along said Easterly right-of-way margin, for a distance of 80.87 feet to the TRUE POINT OF BEGINNING.

ALSO EXCEPT FROM ALL THE ABOVE County roads and ditch rights-of-way as appropriated by court order in Skagit County Superior Court Cause #14070 on May 18, 1934.

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.



3-17-21

Exhibit "E"

**Marc Breckenridge, a single man, as his separate estate, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-33966)**

That portion of the Northwest 1/4 of Section 9, Township 35 North, Range 3 East, W.M. described as follows:

BEGINNING at the Northwest corner of the Northwest 1/4 of said Section 9, Township 35 North, Range 3 East, W.M.;

thence South 00°08'00" East, along the West line of said Northwest 1/4 of Section 9, for a distance of 1,098.29 feet;

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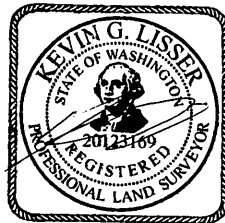
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Situate in the County of Skagit, State of Washington.

Containing 68,356 sq ft, 1.57 acres



3-17-21

Exhibit "A"

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Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-33963, P-33968, P-100033, and P-108001)**

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EXCEPT those portions of Lots 1 and 2 of said Short Plat No. 90-63, described as follows:

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thence South 00°00'00" East, a distance of 188.42 feet;
thence North 90°00'00" West, a distance of 238.12 feet;
thence North 00°00'00" East, a distance of 188.42 feet;
thence South 90°00'00" East, a distance of 21.01 feet to the POINT OF BEGINNING of this description.

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3-17-21

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3-17-21

Exhibit "C"

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thence North 88°59'47" East, parallel with the South line of the North 1/2 of said Northwest 1/4 of Section 9, for a distance of 50.01 feet, more or less, to the Easterly right-of-way of Farm to Market Road and being the TRUE POINT OF BEGINNING;
thence South 68°49'28" East, for a distance of 95.00 feet;
thence North 88°59'47" East, for a distance of 180.00 feet;
thence North 6°28'32" East, for a distance of 85.50 feet;
thence North 88°59'47" East, for a distance of 295.00 feet;
thence South 0°08'00" East, parallel with the West line of said Northwest 1/4 of Section 9, for a distance of 205.00 feet;
thence South 88°59'47" West, for a distance of 140.00 feet;
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thence South 88°59'47" West, for a distance of 300.00 feet, more or less, to said Easterly right-of-way margin of Farm to Market Road at a point bearing South 00°08'00" East from the TRUE POINT OF BEGINNING;
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APPROVED

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

Skagit County

By: _____
Title: _____

Date: _____



3-17-21

Exhibit "D"

**Gerald E. Nelson and Jenny T. Nelson, husband and wife, Parcel
After Boundary Line Adjustment
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EXCEPT that portion thereof described as follows:

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thence North 88°59'47" East, parallel with the South line of the North 1/2 of said Northwest 1/4 of Section 9, for a distance of 50.01 feet, more or less, to the Easterly right-of-way of Farm to Market Road and being the TRUE POINT OF BEGINNING;
thence South 68°49'28" East, for a distance of 95.00 feet;
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thence North 88°59'47" East, for a distance of 295.00 feet;
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3-17-21

Exhibit "E"

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After Boundary Line Adjustment
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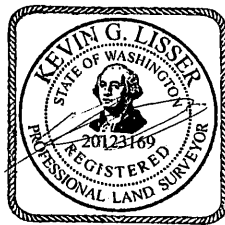
BEGINNING at the Northwest corner of the Northwest 1/4 of said Section 9, Township 35 North, Range 3 East, W.M.;
thence South 00°08'00" East, along the West line of said Northwest 1/4 of Section 9, for a distance of 1,098.29 feet;
thence North 88°59'47" East, parallel with the South line of the North 1/2 of said Northwest 1/4 of Section 9, for a distance of 50.01 feet, more or less, to the Easterly right-of-way of Farm to Market Road and being the TRUE POINT OF BEGINNING;
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EXCEPT County roads and ditch rights-of-way as appropriated by court order in Skagit County Superior Court Cause #14070 on May 18, 1934.

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 68,356 sq ft, 1.57 acres



3-17-21

EXHIBIT "F"



3-17-21

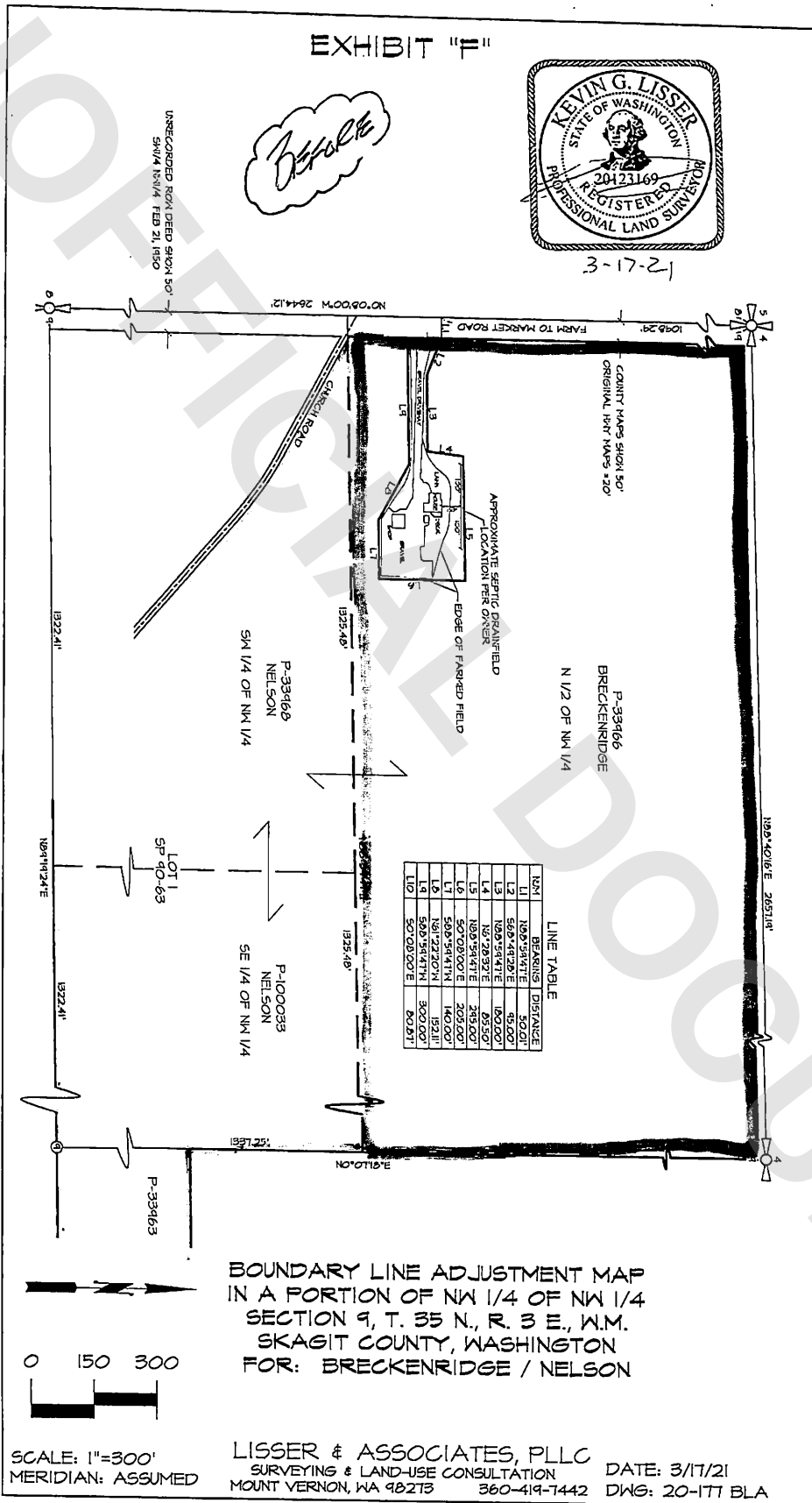


Exhibit "A"

Gerald E. Nelson and Jenny T. Nelson, husband and wife, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-33963, P-33968, P-100033, and P-108001)

Lots 1 and 2, Short Plat No. 90-63, approved and recorded January 24, 1991 in Volume 9 of Short Plats, page 306, under Auditor's File No. 9101240031, and being a portion of the South 1/2 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 35 North, Range 3 East, W.M.;

EXCEPT those portions of Lots 1 and 2 of said Short Plat No. 90-63, described as follows:

BEGINNING at a point on the East line of said Lot 2 which lies South 00°00'00" East, a distance of 246.38 feet from the Northeast corner of said Lot 2;
thence South 90°00'00" East, a distance of 217.10 feet;
thence South 00°00'00" East, a distance of 188.42 feet;
thence North 90°00'00" West, a distance of 238.12 feet;
thence North 00°00'00" East, a distance of 188.42 feet;
thence South 90°00'00" East, a distance of 21.01 feet to the POINT OF BEGINNING of this description.

SUBJECT TO a 30-foot wide perpetual and non-exclusive easement for ingress, egress and utilities over, under and through that portion of Lot 1 of Short Plat No. 90-63 as recorded in Volume 9 of Short Plats at page 306, records of Skagit County, Washington, described as follows:

Commencing at a point on the East line of Lot 2 of Short Plat No. 90-63 which lies South 00°00'00" East, a distance of 246.38 feet from the Northeast corner of said Lot 2;
thence North 90°00'00" West, a distance of 21.01 feet;
thence South 00°00'00" West, a distance of 140.58 feet to the POINT OF BEGINNING of this description;
thence South 83°05'42" West, a distance of 353.62 feet to the East line of Church Road;
thence South 5°38'01" East along the East line of Church Road, a distance of 30.01 feet;
thence North 83°05'42" East, a distance of 350.66 feet;
thence North 00°00'00" East, a distance of 30.22 feet to the POINT OF BEGINNING of this description.

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.



3-17-21

Exhibit "B"

**Marc Breckenridge, a single man, as his separate estate, Parcel
Prior to Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-33966)**

The North 1/2 of the Northwest 1/4 of Section 9, Township 35 North, Range 3 East, W.M.,

EXCEPT County roads and ditch rights-of-way as appropriated by court order in Skagit County Superior Court Cause #14070 on May 18, 1934.

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.



3-17-21

Exhibit "C"

**Portion of Marc Breckenridge, a single man, as his separate estate, Parcel
(Skagit County Assessor's Parcel Number P-33966)
To be Boundary Line Adjusted into
Gerald E. Nelson and Jenny T. Nelson, husband and wife, Parcel
(Skagit County Assessor's Parcel Numbers P-33963, P-33968, P-100033, and P-108001)**

The North 1/2 of the Northwest 1/4 of Section 9, Township 35 North, Range 3 East, W.M.,

EXCEPT the following described tract:

BEGINNING at the Northwest corner of the Northwest 1/4 of said Section 9, Township 35 North, Range 3 East, W.M.;
thence South 00°08'00" East, along the West line of said Northwest 1/4 of Section 9, for a distance of 1,098.29 feet;
thence North 88°59'47" East, parallel with the South line of the North 1/2 of said Northwest 1/4 of Section 9, for a distance of 50.01 feet, more or less, to the Easterly right-of-way of Farm to Market Road and being the TRUE POINT OF BEGINNING;
thence South 68°49'28" East, for a distance of 95.00 feet;
thence North 88°59'47" East, for a distance of 180.00 feet;
thence North 6°28'32" East, for a distance of 85.50 feet;
thence North 88°59'47" East, for a distance of 295.00 feet;
thence South 0°08'00" East, parallel with the West line of said Northwest 1/4 of Section 9, for a distance of 205.00 feet;
thence South 88°59'47" West, for a distance of 140.00 feet;
thence North 61°22'20" West, for a distance of 152.11 feet;
thence South 88°59'47" West, for a distance of 300.00 feet, more or less, to said Easterly right-of-way margin of Farm to Market Road at a point bearing South 00°08'00" East from the TRUE POINT OF BEGINNING;
thence North 00°08'00" West along said Easterly right-of-way margin, for a distance of 80.87 feet to the TRUE POINT OF BEGINNING.

ALSO EXCEPT County roads and ditch rights-of-way as appropriated by court order in Skagit County Superior Court Cause #14070 on May 18, 1934.

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 68,356+/- sq ft, 1.57 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-33968 and P-100033) owned by the grantee.

APPROVED

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

Skagit County

By: _____
Title: _____

Date: _____



3-17-21

Exhibit "D"

**Gerald E. Nelson and Jenny T. Nelson, husband and wife, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Numbers P-33963, P-33968, P-100033, and P-108001)**

Lots 1 and 2, Short Plat No. 90-63, approved and recorded January 24, 1991 in Volume 9 of Short Plats, page 306, under Auditor's File No. 9101240031, and being a portion of the South 1/2 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 35 North, Range 3 East, W.M.;

EXCEPT those portions of Lots 1 and 2 of said Short Plat No. 90-63, described as follows:

BEGINNING at a point on the East line of said Lot 2 which lies South 00°00'00" East, a distance of 246.38 feet from the Northeast corner of said Lot 2;
thence South 90°00'00" East, a distance of 217.10 feet;
thence South 00°00'00" East, a distance of 188.42 feet;
thence North 90°00'00" West, a distance of 238.12 feet;
thence North 00°00'00" East, a distance of 188.42 feet;
thence South 90°00'00" East, a distance of 21.01 feet to the POINT OF BEGINNING of this description.

SUBJECT TO a 30-foot wide perpetual and non-exclusive easement for ingress, egress and utilities over, under and through that portion of Lot 1 of Short Plat No. 90-63 as recorded in Volume 9 of Short Plats at page 306, records of Skagit County, Washington, described as follows:

Commencing at a point on the East line of Lot 2 of Short Plat No. 90-63 which lies South 00°00'00" East, a distance of 246.38 feet from the Northeast corner of said Lot 2;
thence North 90°00'00" West, a distance of 21.01 feet;
thence South 00°00'00" West, a distance of 140.58 feet to the POINT OF BEGINNING of this description;
thence South 83°05'42" West, a distance of 353.62 feet to the East line of Church Road;
thence South 5°38'01" East along the East line of Church Road, a distance of 30.01 feet;
thence North 83°05'42" East, a distance of 350.66 feet;
thence North 00°00'00" East, a distance of 30.22 feet to the POINT OF BEGINNING of this description.

TOGETHER WITH the North 1/2 of the Northwest 1/4 of Section 9, Township 35 North, Range 3 East, W.M.,

EXCEPT that portion thereof described as follows:

BEGINNING at the Northwest corner of the Northwest 1/4 of said Section 9, Township 35 North, Range 3 East, W.M.;
thence South 00°08'00" East, along the West line of said Northwest 1/4 of Section 9, for a distance of 1,098.29 feet;
thence North 88°59'47" East, parallel with the South line of the North 1/2 of said Northwest 1/4 of Section 9, for a distance of 50.01 feet, more or less, to the Easterly right-of-way of Farm to Market Road and being the TRUE POINT OF BEGINNING;
thence South 68°49'28" East, for a distance of 95.00 feet;
thence North 88°59'47" East, for a distance of 180.00 feet;
thence North 6°28'32" East, for a distance of 85.50 feet;
thence North 88°59'47" East, for a distance of 295.00 feet;
thence South 0°08'00" East, parallel with the West line of said Northwest 1/4 of Section 9, for a distance of 205.00 feet;
thence South 88°59'47" West, for a distance of 140.00 feet;
thence North 61°22'20" West, for a distance of 152.11 feet;
thence South 88°59'47" West, for a distance of 300.00 feet, more or less, to said Easterly right-of-way margin of Farm to Market Road at a point bearing South 00°08'00" East from the TRUE POINT OF BEGINNING;
thence North 00°08'00" West along said Easterly right-of-way margin, for a distance of 80.87 feet to the TRUE POINT OF BEGINNING.

ALSO EXCEPT FROM ALL THE ABOVE County roads and ditch rights-of-way as appropriated by court order in Skagit County Superior Court Cause #14070 on May 18, 1934.

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.



3-17-21

Exhibit "E"

**Marc Breckenridge, a single man, as his separate estate, Parcel
After Boundary Line Adjustment
(Skagit County Assessor's Parcel Number P-33966)**

That portion of the Northwest 1/4 of Section 9, Township 35 North, Range 3 East, W.M.
described as follows:

BEGINNING at the Northwest corner of the Northwest 1/4 of said Section 9,
Township 35 North, Range 3 East, W.M.;

thence South 00°08'00" East, along the West line of said Northwest 1/4 of
Section 9, for a distance of 1,098.29 feet;

thence North 88°59'47" East, parallel with the South line of the North 1/2 of said
Northwest 1/4 of Section 9, for a distance of 50.01 feet, more or less, to the
Easterly right-of-way of Farm to Market Road and being the TRUE POINT OF
BEGINNING;

thence South 68°49'28" East, for a distance of 95.00 feet;

thence North 88°59'47" East, for a distance of 180.00 feet;

thence North 6°28'32" East, for a distance of 85.50 feet;

thence North 88°59'47" East, for a distance of 295.00 feet;

thence South 0°08'00" East, parallel with the West line of said Northwest 1/4 of
Section 9, for a distance of 205.00 feet;

thence South 88°59'47" West, for a distance of 140.00 feet;

thence North 61°22'20" West, for a distance of 152.11 feet;

thence South 88°59'47" West, for a distance of 300.00 feet, more or less, to said
Easterly right-of-way margin of Farm to Market Road at a point bearing South
00°08'00" East from the TRUE POINT OF BEGINNING;

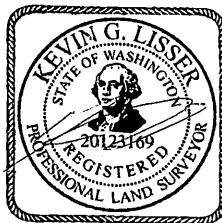
thence North 00°08'00" West along said Easterly right-of-way margin, for a
distance of 80.87 feet to the TRUE POINT OF BEGINNING.

EXCEPT County roads and ditch rights-of-way as appropriated by court order in Skagit County
Superior Court Cause #14070 on May 18, 1934.

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 68,356 sq ft, 1.57 acres

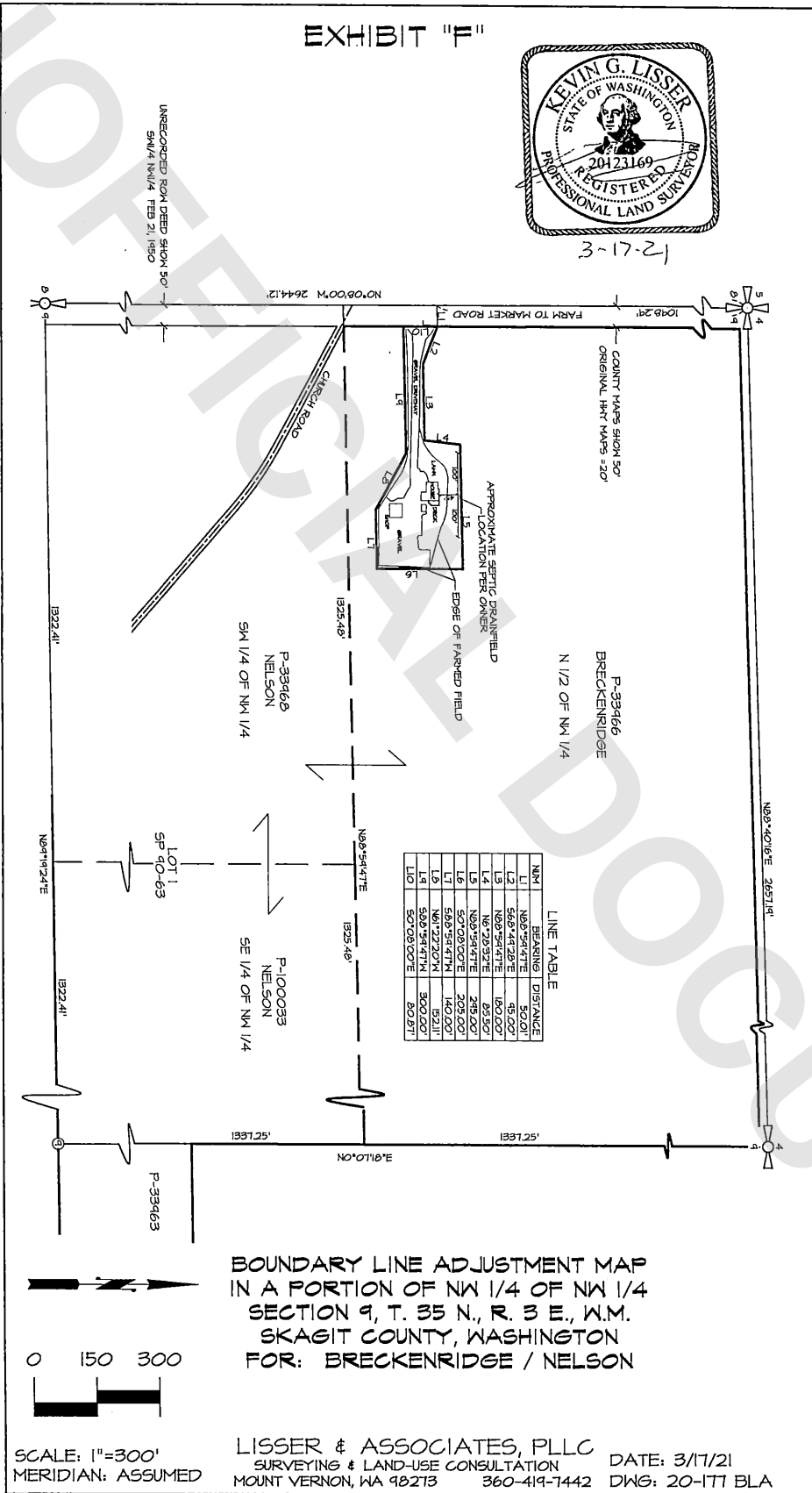


3-17-21

EXHIBIT "F"



3-17-21



BOUNDARY LINE ADJUSTMENT MAP
IN A PORTION OF NW 1/4 OF NW 1/4
SECTION 9, T. 35 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON
FOR: BRECKENRIDGE / NELSON

SCALE: 1"=300'
MERIDIAN: ASSUMED
LISSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442
DATE: 3/17/21
DWG: 20-177 BLA