

202412200053
12/20/2024 11:24 AM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor

AFTER RECORDING MAIL TO:

Gateway Village, LLC
103 N. Township St.
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2024
DEC 20 2024
Amount Paid \$0
Skagit Co. Treasurer
By KO Deputy

WARRANTY DEED FOR BOUNDARY LINE ADJUSTMENT

GRANTOR:	GATEWAY VILLAGE, LLC, a Washington limited liability company
GRANTEE:	GATEWAY VILLAGE, LLC, a Washington limited liability company
Abbreviated Legal:	Ptn SE ¼, SW ¼ Section 23, Township 35, Range 04 E.W.M.
Additional Legal on page(s):	Exhibits "A" & "B"
Assessor's Tax Parcel Nos.:	350423-3-013-0007 / P37331 350423-0-053-0004 / P37206

WHEREAS: GATEWAY VILLAGE, LLC, a Washington limited liability company, is the owner of the following described real estate situate in the County of Skagit, State of Washington, together with all after-acquired title therein, to-wit:

See attached Exhibit "A" which is incorporated herein by this reference.

WHEREAS: GATEWAY VILLAGE, LLC, a Washington limited liability company, wishes to adjust the above-described parcels through boundary line adjustments.

GATEWAY VILLAGE, LLC CONVEYANCE

NOW THEREFORE, **GATEWAY VILLAGE, LLC**, a Washington limited liability company, in consideration of the boundary line adjustment described herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in consideration of the mutual covenants and promises herein, does hereby convey and warrant to **GATEWAY VILLAGE, LLC**, a Washington limited liability company, the following described real estate situate in the County of Skagit, State of Washington, together with all after-acquired title therein, to-wit:

See attached Exhibit "B" which is incorporated herein by this reference.

After completion of the boundary line adjustment contained herein, the parcels owned by **GATEWAY VILLAGE, LLC**, a Washington limited liability company, shall be described as shown on attached Exhibit "B".

Maps of the parcels before and after this boundary line adjustment are attached hereto as Exhibit C and Exhibit D.

THE FOREGOING WARRANTY DEED ADJUSTING BOUNDARY LINES IS HEREBY APPROVED THIS 4 DAY OF December, 2024.

CITY OF SEDRO WOOLLEY

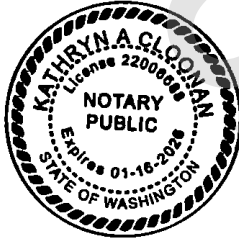
By: Thomas Lopez
Its: Community Development Director
12-4-24

GATEWAY VILLAGE, LLC,
a Washington limited liability company

Robert Janicki
By: _____
Its: Member
Date: 12-3-2024

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Robert Janicki is the person who appeared before me, and said person acknowledged that s/he signed this instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as the Executing Member of GATEWAY VILLAGE, LLC, a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated: 12-3-2024
Kathryn A Cloonan
(Signature)
NOTARY PUBLIC
KATHRYN A CLOONAN
Print Name of Notary
My appointment expires 01-16-2026

EXHIBIT "A"
LEGAL DESCRIPTIONS BEFORE BLA

ACCORDING TO PROPERTY BOUNDARY AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 202302210071, RECORDS OF SKAGIT COUNTY, WASHINGTON:

PARCEL A (P37331):

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., EXCEPT HIGHWAY AND RAILWAY RIGHTS OF WAY, EXCEPT THAT PORTION OF THE SOUTH 20 FEET THEREOF LYING WEST OF SAID HIGHWAY, AND EXCEPT THE FOLLOWING DESCRIBED TRACTS:

1. BEGINNING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION 233.18 FEET NORTH OF THE NORTH LINE OF THE STATE HIGHWAY RIGHT OF WAY; THENCE WEST 15 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE WEST TO THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SUBDIVISION 528 FEET; THENCE EAST TO A POINT 15 FEET WEST OF THE EAST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 528 FEET TO THE POINT OF BEGINNING.
2. THE SOUTH 6 ACRES OF THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING NORTH OF THE STATE HIGHWAY.
3. THE WEST 25 FEET THEREOF APPROPRIATED BY SKAGIT COUNTY IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 33515 FOR DRAINAGE DITCH.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

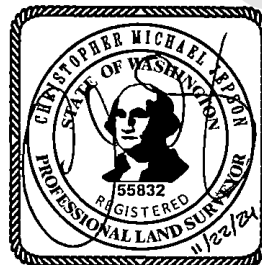
PARCEL B (P37206):

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION 233.18 FEET NORTH OF THE NORTH LINE OF THE STATE HIGHWAY RIGHT OF WAY; THENCE WEST 15 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE WEST TO THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SUBDIVISION, 528 FEET; THENCE EAST TO A POINT 15 FEET WEST OF THE EAST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 528 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WEST 25 FEET THEREOF APPROPRIATED BY SKAGIT COUNTY IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 33515 FOR DRAINAGE DITCH.

SITUATED IN SKAGIT COUNTY, WASHINGTON.



PREPARED BY JEPSON & ASSOCIATES, P.S.
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
222 GRAND AVE., SUITE C, BELLINGHAM, WA 98225
PHONE: (360) 733-5760 | FAX: (360) 647-8939
EMAIL: CHRIS@JEPSONSURVEYING.COM
JOB NO. 19097.01 | 11/21/2024

EXHIBIT "B"
LEGAL DESCRIPTIONS AFTER BLA

PARCEL A (P37331):

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, THENCE NORTH 0° 59' 30" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION A DISTANCE OF 860.63 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 0° 59' 30" EAST ALONG SAID EAST LINE A DISTANCE OF 455.14 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE NORTH 89° 26' 04" WEST ALONG SAID NORTH LINE A DISTANCE OF 420.71 FEET;

THENCE SOUTH 0° 59' 30" WEST, PARALLEL WITH SAID EAST LINE, A DISTANCE OF 452.02 FEET;

THENCE SOUTH 89° 00' 30" EAST A DISTANCE OF 420.70 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE WITHIN THE CITY LIMITS OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON.

CONTAINS 190,821 SQUARE FEET ±

PARCEL B (P37206):

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, THENCE NORTH 0° 59' 30" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION A DISTANCE OF 501.13 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89° 56' 10" WEST A DISTANCE OF 636.17 FEET;

THENCE NORTH 0° 59' 12" EAST, PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER, A DISTANCE OF 821.63 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89° 26' 04" EAST ALONG SAID NORTH LINE A DISTANCE OF 215.44 FEET;

THENCE SOUTH 0° 59' 30" WEST, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 452.02 FEET;

THENCE SOUTH 89° 00' 30" EAST A DISTANCE OF 420.70 FEET TO A POINT ON SAID EAST LINE;

THENCE SOUTH 0° 59' 30" WEST ALONG SAID EAST LINE A DISTANCE OF 359.50 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE WITHIN THE CITY LIMITS OF SEDRO-WOOLLEY, SKAGIT COUNTY, WASHINGTON.

CONTAINS 329,592 SQUARE FEET ±

PREPARED BY JEPSON & ASSOCIATES, P.S.
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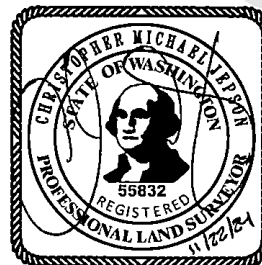
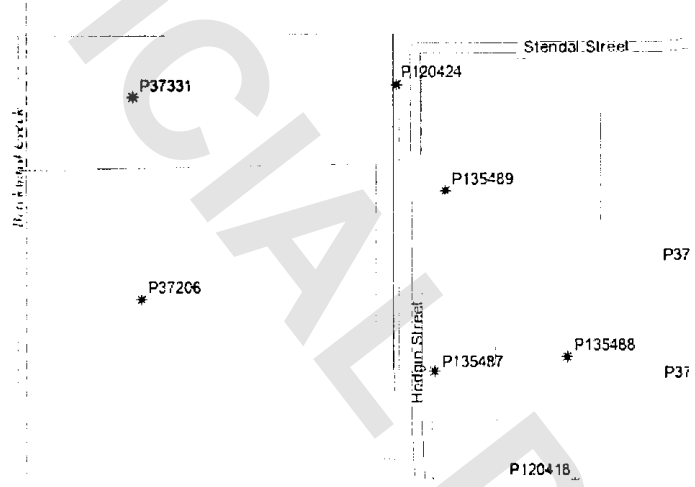


EXHIBIT "C"
MAP BEFORE BOUNDARY LINE ADJUSTMENT



UNOFFICIAL DOCUMENT

EXHIBIT "D"
MAP AFTER BOUNDARY LINE ADJUSTMENT

