



200105150020

, Skagit County Auditor

5/15/2001 Page 1 of 8 9:45:21AM

Parcel No.: 340208-0-004-0300/P117736; 340208-0004-0400/P117737
 Legal Desc.: Ptn Lots 3 & 4, Short Plat No. 99-0035

QUIT CLAIM DEED

THE GRANTOR, Morgan-Turner Properties, L.P., a Washington limited partnership, for and in consideration of NO MONETARY CONSIDERATION, boundary line adjustment purposes only, conveys and quit claims to Morgan-Turner Properties, L.P., a Washington limited partnership, **THE GRANTEE**, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

As attached hereto as Exhibit's "A", "B" and "C"

The above described property will be combined or aggregated with contiguous property owned by the grantee and legally described on Exhibit "D" attached hereto. This boundary adjustment is not for the purposes of creating an additional building lot.

DATED this 3rd day of May, 2001.

40829
 SKAGIT COUNTY WASHINGTON
 Real Estate Excise Tax

MAY 15 2001

Betty Morgan
 Morgan-Turner Properties
 Betty Morgan, Gen. Partner

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

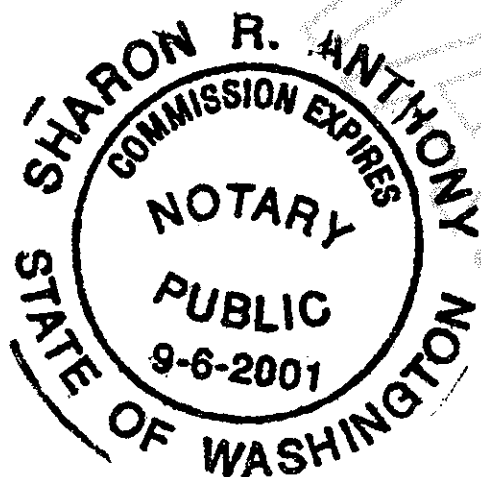
STATE OF WASHINGTON

County of Skagit

SS

I hereby certify that I know or have satisfactory evidence that Betty Morgan is the person who personally appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the General Manager of Morgan-Turner Properties, L.P., to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 3rd day of May, 2001.



Sharon R. Anthony
Notary Public in and for the
State of Washington, residing at
Mount Vernon.

My appointment expires 9-6-01.

BOUNDARY ADJUSTMENT
Reviewed and approved
in accordance with S.C.
Code Chapter 14.18
[Signature]
SKAGIT CO. PLANNING & PERMIT CNTR
Date: 5/14/2001



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, Skagit County Auditor

EXHIBIT "A"

**DESCRIPTIONS FOR BOUNDARY LINE ADJUSTMENT OF LOTS 3 & 4,
SHORT PLAT NO. 99-0035, SKAGIT COUNTY, WASHINGTON.**

TRACT 3-BLA

LOT 3, SHORT PLAT NO. 99-0035, APPROVED JANUARY 2, 2001, AND RECORDED AS AUDITOR'S FILE NO. 200101100017, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 8, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., AND TIDELANDS ADJOINING,

EXCEPT THAT PORTION OF SAID LOT 3 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3;
THENCE SOUTH 02°25'30" EAST 12.80 FEET ALONG THE WEST LINE OF SAID LOT 3;
THENCE NORTH 88°36'03" EAST 588.17 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT 3 TO THE EAST LINE OF SAID LOT 3;
THENCE NORTH 15°00'36" EAST 13.34 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID LOT 3;
THENCE SOUTH 88°36'03" WEST 592.17 FEET ALONG SAID NORTH LINE OF LOT 3 TO THE TRUE POINT OF BEGINNING;

SUBJECT TO A "PROTECTED CRITICAL AREA EASEMENT (PCA)" RECORDED AS AUDITOR'S FILE NO. 200101100018.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



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EXHIBIT "B"

**DESCRIPTIONS FOR BOUNDARY LINE ADJUSTMENT OF LOTS 3 & 4,
SHORT PLAT NO. 99-0035, SKAGIT COUNTY, WASHINGTON.**

TRACT 4-BLA

THAT PORTION OF LOT 4, SHORT PLAT NO. 99-0035, APPROVED JANUARY 2, 2001, AND RECORDED AS AUDITOR'S FILE NO. 200101100017, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 8, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., AND TIDELANDS ADJOINING, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4;
THENCE NORTH 88°36'03" EAST 592.17 FEET ALONG THE SOUTH LINE OF SAID LOT 4 TO THE NORTHEAST CORNER OF LOT 3 OF SAID SHORT PLAT NO. 99-0035 AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 16°47'30" EAST 15.75 FEET;
THENCE NORTH 11°56'40" WEST 43.64 FEET;
THENCE NORTH 15°32'03" EAST 91.03 FEET;
THENCE NORTH 11°32'58" EAST 106.62 FEET;
THENCE NORTH 09°29'18" EAST 69.34 FEET;
THENCE NORTH 09°50'02" EAST 69.64 FEET;
THENCE NORTH 20°58'02" EAST 68.34 FEET;
THENCE NORTH 16°22'31" EAST 97.98 FEET;
THENCE NORTH 10°57'08" EAST 87.74 FEET;
THENCE NORTH 07°51'01" EAST 77.69 FEET TO THE NORTH LINE OF SAID LOT 4 AND THE TERMINUS OF SAID LINE.

TOGETHER WITH THAT PORTION OF LOT 3, SHORT PLAT NO. 99-0035, APPROVED JANUARY 2, 2001, AND RECORDED AS AUDITOR'S FILE NO. 200101100017, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 8, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., AND TIDELANDS, ADJOINING, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3;
THENCE SOUTH 02°25'30" EAST 12.80 FEET ALONG THE WEST LINE OF SAID LOT 3;
THENCE NORTH 88°36'03" EAST 588.17 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT 3 TO THE EAST LINE OF SAID LOT 3;
THENCE NORTH 15°00'36" EAST 13.34 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID LOT 3;
THENCE SOUTH 88°36'03" WEST 592.17 FEET ALONG SAID NORTH LINE OF LOT 3 TO THE TRUE POINT OF BEGINNING;

SUBJECT TO A "PROTECTED CRITICAL AREA EASEMENT (PCA)" RECORDED AS AUDITOR'S FILE NO. 200101100018.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



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, Skagit County Auditor

EXHIBIT "C"

**DESCRIPTIONS FOR BOUNDARY LINE ADJUSTMENT OF LOTS 3 & 4,
SHORT PLAT NO. 99-0035, SKAGIT COUNTY, WASHINGTON.**

TRACT 4-B

THAT PORTION OF LOT 4, SHORT PLAT NO. 99-0035, APPROVED JANUARY 2, 2001, AND RECORDED AS AUDITOR'S FILE NO. 200101100017, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 8, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., AND TIDELANDS ADJOINING LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4;
THENCE NORTH 88°36'03" EAST 592.17 FEET ALONG THE SOUTH LINE OF SAID LOT 4 TO THE NORTHEAST CORNER OF LOT 3 OF SAID SHORT PLAT NO. 99-0035 AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 16°47'30" EAST 15.75 FEET;
THENCE NORTH 11°56'40" WEST 43.64 FEET;
THENCE NORTH 15°32'03" EAST 91.03 FEET;
THENCE NORTH 11°32'58" EAST 106.62 FEET;
THENCE NORTH 09°29'18" EAST 69.34 FEET;
THENCE NORTH 09°50'02" EAST 69.64 FEET;
THENCE NORTH 20°58'02" EAST 68.34 FEET;
THENCE NORTH 16°22'31" EAST 97.98 FEET;
THENCE NORTH 10°57'08" EAST 87.74 FEET;
THENCE NORTH 07°51'01" EAST 77.69 FEET TO THE NORTH LINE OF SAID LOT 4 AND THE TERMINUS OF SAID LINE.

TOGETHER WITH THAT PORTION OF SAID LOT 4 LYING EASTERLY OF LOTS 1, 2, AND 3 OF SAID SHORT PLAT NO. 99-0035,

AND ALSO TOGETHER WITH THAT PROPERTY DESCRIBED IN QUIT CLAIM DEED FROM MORGAN-TURNER PROPERTIES, L.P., A WASHINGTON LIMITED PARTNERSHIP, TO MORGAN-TURNER PROPERTIES, L.P., A WASHINGTON LIMITED PARTNERSHIP, AND RECORDED AS AUDITOR'S FILE NO. 199911120062, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO A "PROTECTED CRITICAL AREA EASEMENT (PCA)" RECORDED AS AUDITOR'S FILE NO. 200101100018.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



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Exhibit "D"

Those certain tidelands conveyed to Similk Beach Development Co., a Washington corporation, by the State of Washington, for the cultivation of oysters, by instrument dated 30 July 1965 and recorded under Skagit County Auditor's File No. 670079, said tidelands being described as follows:

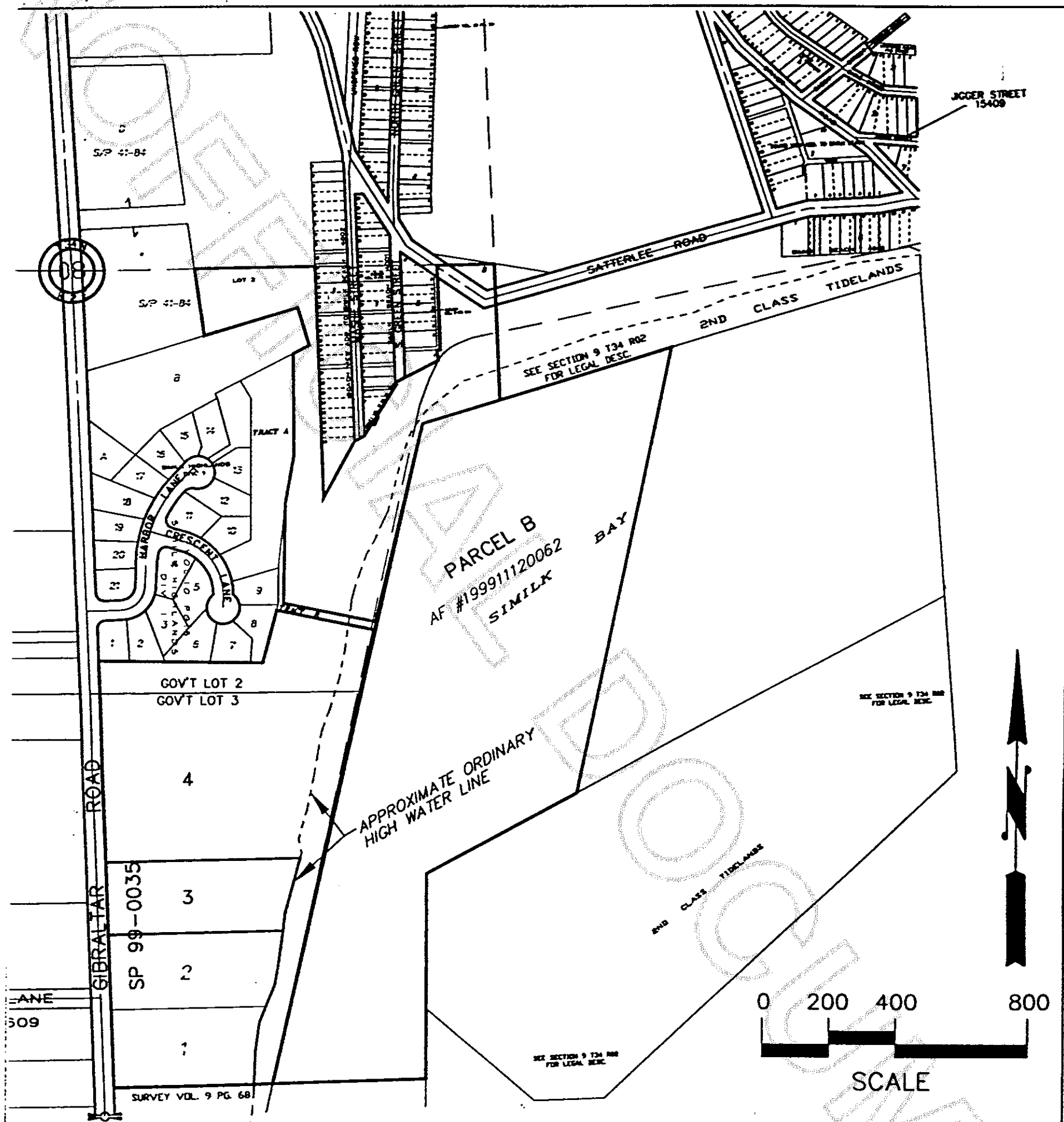
The West $\frac{1}{2}$ of a tract of tidelands conveyed for the cultivation of oysters pursuant to the provisions of Chapter 24, Laws of 1895, to Charles Kitzler through deed issued April 18, 1906, under Application No. 4065, situate in front of portions of Government Lots 1, 2, and 3, Section 8, Township 34 North, Range 2 East, W.M., said oyster tract being more particularly described as follows:

Commencing at the meander corner on the East line of said Section 8 and running thence South 0.83 chain (54.78 feet) to the TRUE POINT OF BEGINNING of this description;
thence South 75°50' West 23.71 chains (1,564.86 feet);
thence South 15°40' West 24.44 chains (1,613.04 feet);
thence North 64°27' East 33.23 chains (2,193.18 feet);
thence North 1°30' West 15.01 chains (990.66 feet) to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington



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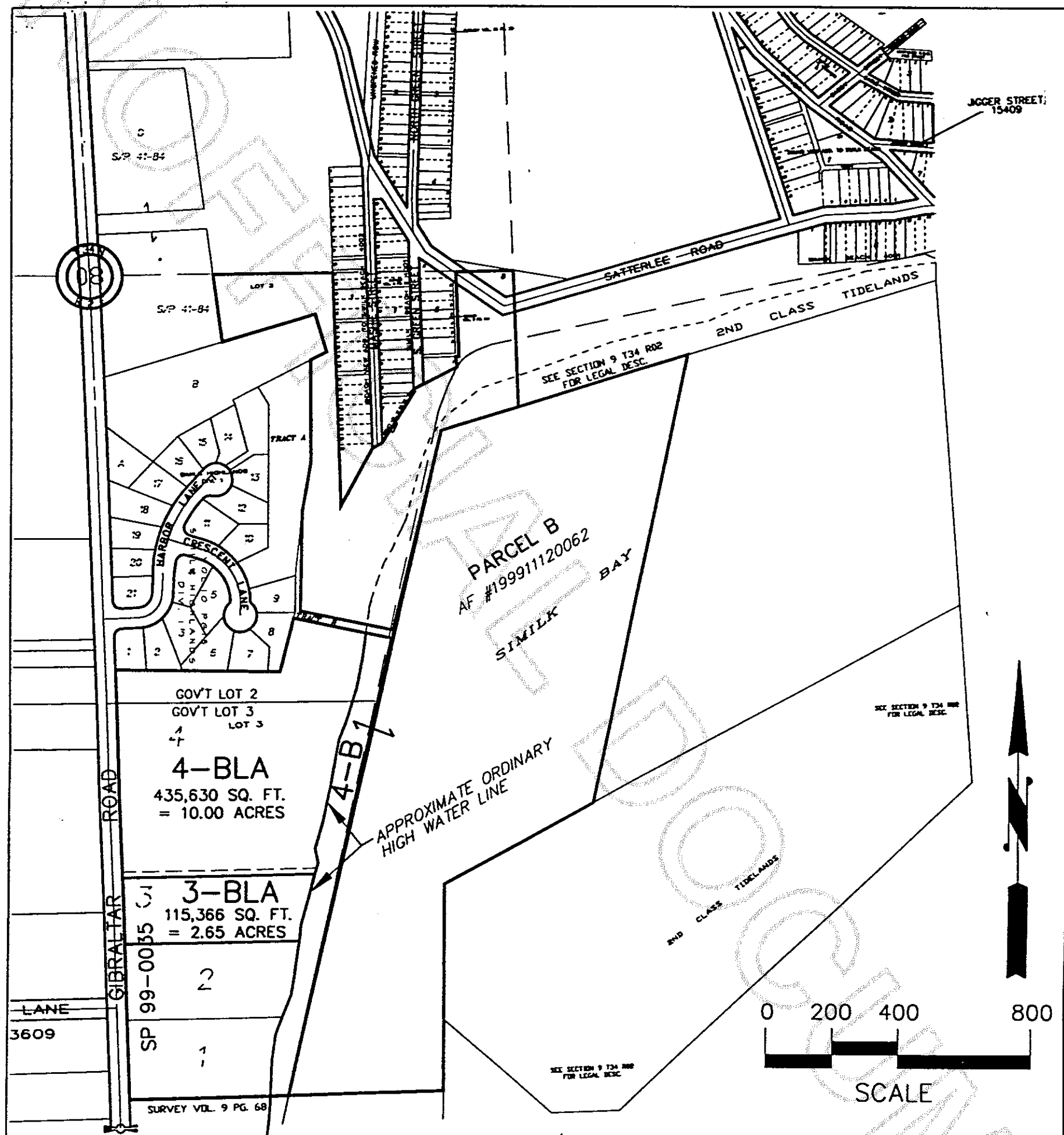
EXISTING CONDITIONS
BOUNDARY LINE ADJUSTMENT
MORGAN - TURNER PROPERTIES, L.P.
SECTION 8, T. 34 N., R. 2 E., W.M.
APRIL 2001

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SEMRAU ENGINEERING & SURVEYING, PLLC
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
2118 RIVERSIDE DRIVE - SUITE 104
MOUNT VERNON, WA 98273
360-424-9566

BOUNDARY LINE ADJUSTMENT
4016-B.DWG
JOB NO. 4016-BLA2



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Skagit County Auditor



PROPOSED PROPERTY
BOUNDARY LINE ADJUSTMENT
MORGAN - TURNER PROPERTIES, L.P.
SECTION 8, T. 34 N., R. 2 E., W.M.
APRIL 2001

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360-424-9566

BOUNDARY LINE ADJUSTMENT
4016-B.DWG
JOB NO. 4016-BLA2



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