



200203070005

Skagit County Auditor

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## AFTER RECORDING MAIL TO:

Michael L. Nemnich  
1205 Avenue D  
Snohomish, WA 98290

Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: S-100030-E

## LAND TITLE COMPANY OF SKAGIT COUNTY Statutory Warranty Deed

Grantor(s): John Peth &amp; Sons, Inc.

Grantee(s): Michael L. Nemnich, Linda Nemnich

Abbreviated Legal: a ptn of Gov. Lot 4, 18-36-4 E W.M. & of Lot 4 of SP P100-0345  
in 19-36-4 E W.M.

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 360418-0-005-0108/P49372, 360419-0-001-0002/P49443,  
360418-0-005-0200/P115716

**THE GRANTOR JOHN PETH & SONS, INC.**, a Washington corporation  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to MICHAEL L. NEMNICH and LINDA NEMNICH, husband and  
wife

the following described real estate, situated in the County of Skagit , State of Washington:

See Attached Exhibit A

# 910  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 07 2002

See Attached Exhibit B

Dated this 28th day of February, 2002

By John Peth &amp; Sons, Inc.

By

Amount Paid \$ 918.00  
Skagit Co. Treasurer

By Deputy

By

*Dan Peth*  
Dan Peth, Secretary

By

STATE OF Washington

County of Skagit

SS:

I certify that I know or have satisfactory evidence that Dan Peth

is the person who appeared before

me, and said person acknowledged that he signed this instrument, on oath stated that he is  
authorized to execute the instrument and acknowledge it as the Secretary  
of John Peth & Sons, Inc.

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: February 28, 2002

## BOUNDARY ADJUSTMENT

Reviewed and approved

in accordance with S.C.

Code Chapter 14.18

*Linda Kaller*  
SKAGIT CO. PLANNING & PERMIT CNTR

Date:

2/27/02

*Nancy Lea Cleave*  
Nancy Lea Cleave

Notary Public in and for the State of Washington

Residing at Mount Vernon

My appointment expires: 9/01/2002

## Exhibit A

### PARCEL "A":

Tract B, Tract C and the Open Space Future Development (East) portion of Lot 4, Short Plat No. PL00-0345, approved November 13, 2001 and recorded under Auditor's File No. 200111130172,

EXCEPT a strip of land 8.54 feet wide lying Easterly of, adjacent to, contiguous with the East line, and between the Easterly extensions of the North and South lines of the Buildable Area of said Lot 4.

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

That portion of Parcel 7 of Quit Claim Deed recorded under Auditor's File No. 199907280171 lying in the Southwest 1/4 of the Southwest 1/4 of Section 18, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the most Northerly corner of Parcel 6 of Statutory Warranty Deed recorded under Auditor's File No. 199910060074 being a point on the East line of said Parcel 7;  
thence North 11 degrees 34'42" East along said East line, a distance of 276.30 feet;  
thence North 01 degrees 05'51" East along said East line, a distance of 100.76 feet;  
thence South 89 degrees 46'27" West, a distance of 282.07 feet;  
thence South 09 degrees 50'51" West, a distance of 498.73 feet to the South line of said Parcel 7;  
thence North 81 degrees 01'50" East along said South line, a distance of 134.74 feet;  
thence North 60 degrees 30'10" East along the Southeasterly line of said Parcel 7, a distance of 203.23 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

### PARCEL "C":

A non-exclusive easement for construction and maintenance of water wells, as contained in Grant of Easement recorded November 21, 2000, under Auditor's File No. 200011210077, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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## Exhibit B

SUBJECT TO Easement recorded August 18, 1954 under Auditor's No. 505361; Terms and conditions of Lot Certification Forms recorded under Auditor's File Nos. 9810120141, 9810120142, 9810120143, 9810120144, 9810120145, 9810120146, 9901120132, 9901120133, 9901120134, 9901120135, 9901120136, 9901120137, 9901120138, 9901120139; Easement recorded under Auditor's No. 199910060081; Declaration recorded under Auditor's No. 200011210071; Agreement recorded under Auditor's No. 20001130150; Protected Critical Area Site Plan recorded under Auditor's File No. 200107020130; Easement for ingress, egress and utilities as shown on Short Plat No. PL00-0345.

ALSO SUBJECT TO Classified Forest Lands subject to provisions of RCW 84.33; farm and agricultural tax classification disclosed by notice recorded March 9, 1973 and are subject to provisions of RCW 84.34, which tax classifications the Grantees herein agree to assume and continue according to terms and conditions thereof.



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As attached hereto as Exhibits "A" and "B"

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

FOR ADDITIONAL RESTRICTIONS ON PARCEL "A"  
SEE EXHIBIT "D" ATTACHED HERETO.



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806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

BOUNDARY LINE ADJUSTMENT  
LEGAL DESCRIPTION

FOR  
DAN PETH  
OF

A PORTION OF LOT 4, SHORT PLAT (CaRD) PL00-0345  
TO BE AGGREGATED WITH  
PARCEL 6 (A.F.No.199910060074)

January 15, 2002

Tract B, Tract C and the OPEN SPACE FUTURE DEVELOPMENT (EAST) portion of Lot 4, Short Plat Number PL00-0345, approved November 13, 2001 and recorded under Auditor's File Number 200111130172;

EXCEPT a strip of land 8.54 feet wide lying easterly of, adjacent to, contiguous with the east line, and between the easterly extensions of the north and south lines of the BUILDABLE AREA of said Lot 4.

Situate in Skagit County, Washington.

Containing 7.20 acres.



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1/16/2002



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

BOUNDARY LINE ADJUSTMENT  
LEGAL DESCRIPTION

FOR  
DAN PETH  
OF

A PORTION OF PARCEL 7 (A.F.No.199907280171)  
TO BE AGGREGATED WITH  
PARCEL 6 (A.F.No.199910060074)

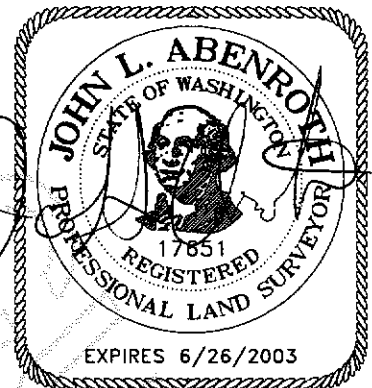
January 15, 2002

That portion of PARCEL 7 of Quit Claim Deed recorded under Auditor's File Number 199907280171 lying in the southwest quarter of the southwest quarter of Section 18, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the most northerly corner of PARCEL 6 of Statutory Warranty Deed recorded under Auditor's File Number 199910060074 being a point on the east line of said PARCEL 7; thence N11°34'42"E along said east line, a distance of 276.30 feet; thence N01°05'51"E along said east line, a distance of 100.76 feet; thence S89°46'27"W, a distance of 282.07 feet; thence S09°50'51"W, a distance of 498.73 feet to the south line of said PARCEL 7; thence N81°01'50"E along said south line, a distance of 134.74 feet; thence N60°30'10"E along the southeasterly line of said PARCEL 7, a distance of 203.23 feet to the point of beginning.

Situate in Skagit County, Washington.

Containing 3.00 acres.



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**Exhibit "C"**

That portion of Government Lot 4 of Section 18, Township 36 North, Range 4 East, W.M.; and that portion of the Government Lot 1 and the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 19, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of Government Lot 4 of said Section 18 which lies South  $86^{\circ}50'58''$  East, a distance of 436.54 feet from the Southwest corner thereof;  
thence North  $06^{\circ}29'49''$  West, a distance of 327.78 feet;  
thence North  $81^{\circ}01'50''$  East, a distance of 432.32 feet;  
thence North  $60^{\circ}30'10''$  East, a distance of 203.23 feet;  
thence South  $56^{\circ}54'25''$  East, a distance of 518.35 feet to a point on the East line of said Government Lot 4 which is 265 feet North of the Southeast corner thereof;  
thence South  $01^{\circ}05'51''$  West along said East line, a distance of 265.00 feet to the Southeast corner of said Government Lot 4;  
thence South  $34^{\circ}25'05''$  East, a distance of 317.78 feet;  
thence South  $09^{\circ}31'36''$  West, a distance of 415.02 feet;  
thence North  $80^{\circ}28'24''$  West, a distance of 371.16 feet;  
thence North  $13^{\circ}28'27''$  West, a distance of 338.38 feet;  
thence North  $88^{\circ}59'07''$  West, a distance of 623.28 feet;  
thence North  $06^{\circ}29'49''$  West, a distance of 323.51 feet to the point of beginning of this description,

Situate in the County of Skagit, State of Washington.



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This Boundary Line Adjustment incorporating the eastern 7.20 acre portion of Lot 4 Open Space-Future Development (OS-FD) from Plat PL00-0345 recorded as A.F. 2001111130172 with Parcel 6 recorded as A.F. No. 199910060074 shall not be utilized to calculate additional acreage for future development rights associated with the 20.28 acres of Parcel 6. Any future development rights potentially associated with the 7.20 acres of Open Space-FD in P100-0345 are extinguished upon recording of this Boundary Line Adjustment. The 7.20 acre parcel of OS-FD remains encumbered by all aspects of the open space covenants as recorded on the face of Short Plat CaRD PL00-0345.

*EXHIBIT "D"*



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