

6



200304250212  
Skagit County Auditor

4/25/2003 Page 1 of 6 4:09PM

Name: Skagit County Sewer District No. 2

Address: 17079 State Route 9

City and State: Mount Vernon, WA 98273

Tax Account Number: 340436-0-069-0002  
Escrow #: 73613

**FIRST AMERICAN TITLE CO.**

**QUIT CLAIM DEED**  
**And EASEMENT**

73613E-2

THE GRANTOR Gregory A. Kreider and Dawnell C. Kreider, husband and wife,  
for and in consideration of none, boundary line adjustment and easement only.

conveys and quit claims to Skagit County Sewer District No. 2, a political subdivision of the  
State of Washington,

the following described real estate, situated in the County of Skagit State of Washington  
together with all after acquired title of the grantor(s) therein:

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 34 North,  
Range 4 East, W.M. described on Exhibit "K" hereto, TOGETHER WITH a non-exclusive  
easement for sanitary sewers as described on Exhibit "L" hereto.

The herein described property will be combined or aggregated with contiguous property to  
the North owned by the Grantee. This boundary line adjustment is not for the purpose of  
creating an additional building lot.

This boundary line adjustment is hereby approved by the Skagit County Planning  
Department and Permit Center in accordance with SCC Chapter 14.18.700, this 23 day of  
April, 2003 by Gael Roeder, Associate Planner

Dated this 9<sup>th</sup> day of April, 2003.

Gregory A. Kreider  
Gregory A. Kreider

Dawnell C. Kreider  
Dawnell C. Kreider

EXHIBIT "K"

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the Easterly margin of State Route No. 9, being 30.00 feet easterly of the centerline, (called County Road in previous descriptions), 25 feet North of its intersection with the South line of said Northwest 1/4 of the Northeast 1/4;  
thence South 89°06'52" East (called East in previous descriptions) parallel with said South line, 162.00 feet;  
thence South 0°53'08" West (called South in previous descriptions), 25.00 feet, more or less, to said South line of the Northwest 1/4 of the Northeast 1/4;  
thence South 89°06'52" East (called East in previous descriptions) along said South line, 94.99 feet (called 95 feet in previous descriptions) to the Southwest corner of the Plat of Nookachamps Hills P.U.D., per plat recorded in Volume 17 of Plats, pages 27 to 31, records of Skagit County, Washington;  
thence North 0°53'08" East (called North in previous descriptions), along a West line of said Plat of Nookachamps Hills P.U.D., 575.00 feet, more or less, to the North line of the South 575.00 feet of said Northwest 1/4 of the Northeast 1/4, also being a corner of said Plat of Nookachamps Hills P.U.D.;  
thence North 89°06'52" West (called West in previous descriptions), along said North line of the South 575.00 feet, also being the South line or South line extended of said Plat of Nookachamps Hills P.U.D., 512.26 feet, more or less, (called 575 feet, more or less, in previous descriptions) to said Easterly margin of State Route No. 9 and being the TRUE POINT OF BEGINNING;  
thence South 24°00'41" East (called Southeasterly in previous descriptions), along said easterly margin of State Route No. 9, 38.30 feet;  
thence North 68°13'44" East 90.20 feet, more or less, to said North line of the South 575.00 feet of said Northwest 1/4 of the Northeast 1/4 at a point bearing South 89°06'52" East from the TRUE POINT OF BEGINNING;  
thence North 89°06'52" West along said North line, 99.36 feet, more or less, to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases and other instruments of record.



200304250212  
Skagit County Auditor

EXHIBIT "L"

An easement for sanitary sewer purpose and maintenance thereof over, under and across a portion of that certain parcel owned by Gregory A. Kreider and Dawnell C. Kreider, Husband and Wife, described as follows:

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the East line of the County road, 25 feet North of its intersection with the South line of said Northwest 1/4 of the Northeast 1/4;  
thence East 162 feet;  
thence South 25 feet to the South line of said Northwest 1/4 of the Northeast 1/4;  
thence East along said South line, 95 feet;  
thence North 575 feet;  
thence West 575 feet, more or less, to the Easterly line of said County road;  
thence Southeasterly along said Easterly line to the POINT OF BEGINNING.

Said sanitary sewer easement being more particularly described as follows:

BEGINNING at the Northwest corner of the above-described Kreider parcel;  
thence South 24°00'41" East along the westerly line of said Kreider parcel, being the easterly right-of-way margin of State Route No. 9, called County Road in previous descriptions, for a distance of 606.36 feet, more or less, to the Southwest corner of said Kreider parcel;  
thence South 89°06'52" East along the South line of said Kreider parcel, parallel with the South line of said Northwest 1/4 of the Northeast 1/4 of Section 36 for a distance of 22.05 feet, more or less, to a point 20.00 feet northeasterly of said westerly line of the Kreider parcel (as measured perpendicular to said westerly line);

CONTINUED



200304250212

Skagit County Auditor

EXHIBIT "L" CONTINUED

thence North 24°00'41" West parallel with said westerly line for a distance of 362.55 feet to a point on a non-tangent curve;  
thence along the arc of said curve to the right, concave to the South having an initial tangent bearing of North 63°37'27" East, a radius of 400.00 feet, through a central angle of 29°47'32", an arc distance of 207.99 feet;  
thence South 7°03'14" West for a distance of 34.17 feet;  
thence South 82°56'46" East for a distance of 50.00 feet;  
thence North 7°03'14" East 34.22 feet to a point on a non-tangent curve;  
thence along the arc of said curve to the right, concave to the South, having an initial tangent bearing of North 79°25'01" East, a radius of 400.00 feet, through a central angle of 5°50'21", an arc distance of 40.77 feet;  
thence North 16°25'20" East for a distance of 50.00 feet to a point on a non-tangent curve;  
thence along the arc of said curve to the left, concave to the South, having an initial tangent bearing of North 73°34'40" West, a radius of 450.00 feet, through a central angle of 42°32'06" feet an arc distance of 334.07 feet, more or less, to a point 20.00 feet northeasterly of said westerly line of the Kreider parcel (as measured perpendicular to said westerly line);  
thence North 24°00'41" West parallel with said westerly line for a distance of 193.78 feet, more or less, to the North line of said Kreider parcel at a point bearing South 89°06'52" East from the POINT OF BEGINNING;  
thence North 89°06'52" West along said North line for a distance of 22.05 feet, more or less, to the POINT OF BEGINNING.

Portions of the above-described easement will be entirely within the boundary of future Gaven Lane, a private roadway and utilities easement to be described as Tract A, Long CaRD PL-01-0523.

An additional 20.00 foot wide temporary construction easement contiguous to and easterly of that portion of the above-described sanitary sewer easement being parallel with the westerly line of the above-described Kreider parcel and southerly of future Gaven Lane is hereby conveyed to Skagit County Sewer District No. 2. Said temporary construction easement shall terminate upon the completion of any sewer extension between the South line of said Gaven Lane and the South line of said Kreider parcel.

ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.



200304250212

Skagit County Auditor

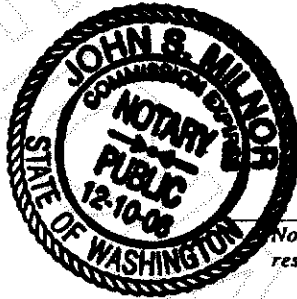
STATE OF WASHINGTON, }  
County of Skagit } SS.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Gregory A. Kreider  
\_\_\_\_\_ to me known

to be the individual(s) 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 9<sup>th</sup> day of April 2003 1903



John S. Milnor  
Notary Public in and for the State of Washington,  
residing at Mount Vernon

My appointment expires 12-10-06

STATE OF WASHINGTON, }  
County of \_\_\_\_\_ } SS.

ACKNOWLEDGMENT - Corporate

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of  
Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_

\_\_\_\_\_ and \_\_\_\_\_ to me known to be the  
\_\_\_\_\_ President and \_\_\_\_\_ Secretary, respectively, of \_\_\_\_\_

\_\_\_\_\_ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary  
act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that \_\_\_\_\_

authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

#1965  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 25 2003

Amount Paid \$ \_\_\_\_\_  
By [Signature] Skagit Co. Treasurer Deputy

Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_

My appointment expires \_\_\_\_\_

This jurat is page \_\_\_\_\_ of \_\_\_\_\_ and is attached to \_\_\_\_\_



200304250212  
Skagit County Auditor

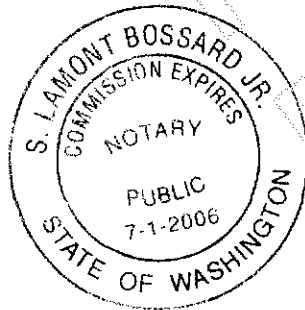
STATE OF WASHINGTON,  
County of Skagit } ss.

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

GIVEN under my hand and official seal this 14<sup>th</sup> day of April 2003,  
S. Lamont Bossard Jr.  
Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_

ACKNOWLEDGMENT - INDIVIDUAL  
FIRST AMERICAN TITLE COMPANY  
WA - 46

My appointment expires 7-1-2006



200304250212  
Skagit County Auditor