

WSDOT MON (1997)

489.98 S 59°22'38" E

3/4" IP (1997)

250.00 (250 PLAT)

239.98 (240 PLAT)

241.80 (240.06 PLAT)

246.70 S 59°59'20" E

2ND STREET

DOUGLAS STREET

STREET

3RD STREET

4TH STREET

CALEDONIA STREET

SYNDICATE ADD. 4

BLK 21

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EXISTING LEGAL DESCRIPTIONS

TOWN OF LA CONNER:  
(Tax Parcel No's. P73975 and P73976)  
The South 1/2 of Lot 13, all of Lots 14, 15, 16, 17 and 18, Block "G", "MAP OF LA CONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per Plat recorded in Volume 2 of Plats, Page 49, records of Skagit County, Washington.

Situate in the Town of La Conner, County of Skagit, State of Washington.

CHERRI L. KAHNS:  
(Tax Parcel No's. P73977 and P74394)  
That portion of Government Lot 4, Section 36, Township 34 North, Range 2 East, W.M. described as follows: Beginning at the Southeast corner of Block "G", Map of La Conner; thence Southerly along the West line of 4th Street a distance of 50 feet to the Northeast corner of Block 21, "Syndicate Addition to the Town of La Conner", thence Westerly along the North line of said Block 21 a distance of 200 feet to the East line of 3rd Street; thence Northerly along the East line of 3rd Street a distance of 50 feet to the Southwest corner of Block "G", Map of La Conner; thence Easterly along the South line of said Block "G" a distance of 200 feet to the Point of Beginning.

TOGETHER WITH the Northerly 37 feet of Lots 2 and 3, Block 21, "Syndicate Addition To The Town of La Conner", according to the Plat recorded in Volume 2 of Plats, Page 109, records of Skagit County, Washington.

SUBJECT TO and TOGETHER WITH covenants, reservations and easements of record.

All Situate in the Town of La Conner, County of Skagit, State of Washington.

LEGAL DESCRIPTION OF PARCEL BEING  
CONVEYED TO THE TOWN OF LA CONNER  
BY BOUNDARY LINE ADJUSTMENT

That portion of Government Lot 4, Section 36, Township 34 North, Range 2 East, W.M. described as follows:

The Westerly 75 Feet, as measured at right angles to the East line of 3rd Street as platted, of the following described tracts of land:

Tract 1:  
Beginning at the Southeast corner of Block "G", Map of La Conner; thence Southerly along the West line of 4th Street a distance of 50 feet to the Northeast corner of Block 21, "Syndicate Addition to the Town of La Conner"; thence Westerly along the North line of said Block 21 a distance of 200 feet to the East line of 3rd Street; thence Northerly along the East line of 3rd Street a distance of 50 feet to the Southwest corner of Block "G", Map of La Conner; thence Easterly along the South line of said Block "G" a distance of 200 feet to the Point of Beginning.

Tract 2:  
The Northerly 37 feet of Lot 2, Block 21, "Syndicate Addition To The Town of La Conner", according to the Plat recorded in Volume 2 of Plats, Page 109, records of Skagit County, Washington.

All Situate in the Town of La Conner, County of Skagit, State of Washington.

FUTURE LEGAL DESCRIPTIONS

TOWN OF LA CONNER:  
The South 1/2 of Lot 13, all of Lots 14, 15, 16, 17 and 18, Block "G", "MAP OF LA CONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per Plat recorded in Volume 2 of Plats, Page 49, records of Skagit County, Washington.

TOGETHER WITH that portion of Government Lot 4, Section 36, Township 34 North, Range 2 East, W.M. described as follows:

The Westerly 75 Feet, as measured at right angles to the East line of 3rd Street as platted, of the following described tracts of land:

Tract 1:  
Beginning at the Southeast corner of Block "G", Map of La Conner; thence Southerly along the West line of 4th Street a distance of 50 feet to the Northeast corner of Block 21, "Syndicate Addition to the Town of La Conner"; thence Westerly along the North line of said Block 21 a distance of 200 feet to the East line of 3rd Street; thence Northerly along the East line of 3rd Street a distance of 50 feet to the Southwest corner of Block "G", Map of La Conner; thence Easterly along the South line of said Block "G" a distance of 200 feet to the Point of Beginning.

Tract 2:  
The Northerly 37 feet of Lot 2, Block 21, "Syndicate Addition To The Town of La Conner", according to the Plat recorded in Volume 2 of Plats, Page 109, records of Skagit County, Washington.

All Situate in the Town of La Conner, County of Skagit, State of Washington.

CHERRI L. KAHNS:

That portion of Government Lot 4, Section 36, Township 34 North, Range 2 East, W.M. described as follows:

Beginning at the Southeast corner of Block "G", Map of La Conner; thence Southerly along the West line of 4th Street a distance of 50 feet to the Northeast corner of Block 21, "Syndicate Addition to the Town of La Conner"; thence Westerly along the North line of said Block 21 a distance of 200 feet to the East line of 3rd Street; thence Northerly along the East line of 3rd Street a distance of 50 feet to the Southwest corner of Block "G", Map of La Conner; thence Easterly along the South line of said Block "G" a distance of 200 feet to the Point of Beginning; EXCEPT therefrom, the Westerly 75 feet, as measured at right angles to the East line of 3rd Street as platted.

TOGETHER WITH the Northerly 37 feet of Lots 2 and 3, Block 21, "Syndicate Addition To The Town of La Conner", according to the Plat recorded in Volume 2 of Plats, Page 109, records of Skagit County, Washington; EXCEPT therefrom, the Westerly 75 feet, as measured at right angles to the East line of 3rd Street as platted.

All Situate in the Town of La Conner, County of Skagit, State of Washington.

NOTES (CONTINUED)

7. This boundary line adjustment survey represents a record of that division line physically agreed upon between the seller and the purchaser on the date of this survey.
8. This boundary line adjustment survey has been prepared without the benefit of a full title report and as such does not purport to show all easements, restrictions and conditions of record affecting this property from which a title report may disclose.
9. This boundary survey has been based upon our interpretation that the deceased, Judith A. Iverson, intended to convey 100% of her property to Cherrri L. Kahns in Probate Cause No. 00-4-00064-2 in Skagit County Superior Court of Washington. Chain of title indicates that Judith A. Iverson (formerly known as Judith A. Gregory) acquired all of Lots 1, 2, 3 and 4, Block 21, "Syndicate Addition to the Town of La Conner", and said described 50 foot by 200 foot tract lying between said Block 21 of Syndicate Addition and Block "G", Map of the Town of La Conner" by Statutory Warranty Deed recorded under Auditor's File No. 727357 on June 5, 1969. Judith A. Iverson later conveyed Lots 1 and 4 and the Southwesterly 13 feet of Lots 2 and 3, Block 21, "Syndicate Addition to the Town of La Conner" to Louis V. and Doloris D. Larsen, h & w, by Warranty Fulfillment Deed recorded July 26, 1979 under Auditor's File No. 7907260022. Therefore, we have acknowledged by this survey that the Southwesterly 13 feet as conveyed is paramount, and that any title gaps and overlaps which may be implied by those descriptions within said Probate Cause as conveyed to Cherrri L. Kahns by Personal Representative's Deeds recorded July 17, 2001 under Auditor's File No.'s 200107170015 and 200107170017, records of Skagit County, Washington are subject to said prior dedication of property.
- Note, that the discrepancy between the Northerly 37 feet as described within said Personal Representative's Deed and the Southwesterly 13 feet of said Lots 2 and 3, Block 21, "Syndicate Addition to the Town of La Conner" as conveyed by the deceased would account for the following calculated errors due to the proportioning of platted lot distances:  
A gap of 0.06 feet at 3rd Street and an overlap of 0.11 feet at 4th Street.

CONSENT

Know all persons by these present that we the undersigned owners and/or purchasers hereby certify that this Boundary Line Adjustment is made as our free and voluntary act and deed. Owners of property described herein.

Grantee:  
TOWN OF LA CONNER:

Grantor:  
Cherrri L. Kahns

Print Name Cherrri L. Kahns

State of Washington } S.S.  
County of Skagit }

ACKNOWLEDGEMENT

This is to certify that on this 16<sup>th</sup> day of May, 2003, before me, the undersigned, a Notary Public, personally appeared Cherrri L. Kahns and John Doyle, to me known to be the \_\_\_\_\_ and \_\_\_\_\_, respectively, of the TOWN OF LA CONNER, which municipality has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free act and deed of the municipality of which he is an officer, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of the said municipality.

Michael Doyle  
Notary Public in and for the State of Washington,  
residing at Bozay, WA.

ACKNOWLEDGEMENT

State of Washington } S.S.  
County of Skagit }

On this day personally appeared before me CHERRI L. KAHNS, as her separate property, to me known to be the individual who executed the within and foregoing instruments and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioed. Given under my hand and official seal this 16<sup>th</sup> day of May, 2003.

Cherrri L. Kahns  
Notary Public in and for the State of Washington,  
residing at Bozay, WA.

RECORD OF SURVEY

TOWN OF LA CONNER PROPERTY SURVEY  
PTN. LOT 2, BLK. 21 SYNDICATE ADD. TO THE TOWN OF LA CONNER  
AND A PTN. OF GOV'T LOT 4,  
SEC. 36, T. 34 N., R. 2 E.W.M.  
SKAGIT COUNTY, WASHINGTON

