


AFTER RECORDING RETURN TO:

Fast Break Enterprises, LLC  
9440 Old Hwy 99 North  
Burlington, WA 98233

  
200309290164  
Skagit County Auditor  
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Grantor. Fast Break Enterprises, LLC  
Grantee. Fast Break Enterprises, LLC  
Abbrev. Leg. Ptn of NE ¼ of SE ¼ of Sec. 19 T35N, R4E, W.M.; and  
Ptn of S ½ of NE ¼ of Sec. 19, T35N, R4E, W.M.  
Tax Parcel Nos. 350419-1-012-0008; 350419-1-012-0107 ~~Am 23-003~~

## QUIT CLAIM DEED TO RECONFIGURE BOUNDARY LINES

### RECITALS

FAST BREAK ENTERPRISES, LLC, is owner of the real property currently described as Tracts 1 & 2 on EXHIBIT A, which is attached hereto and by this reference incorporated herein.

The above named owner wishes to adjust the boundaries to its properties into a different configuration, described as Tracts 1 & 2 on EXHIBIT B, which is attached hereto and by this reference incorporated herein.

A portion of the property described as Tract 1 on EXHIBIT A, which portion is described as "Tract X" on EXHIBIT C, will be adjusted to property described as Tract 2 on EXHIBIT A.

### THEREFORE:

**THE GRANTOR**, FAST BREAK ENTERPRISES, LLC, for the purpose of reconfiguring the boundaries of its own property, and with no monetary consideration, conveys and quitclaims to

**GRANTEE**, FAST BREAK ENTERPRISES, LLC, those parcels of real property described as Tracts 1 and 2 on EXHIBIT B, which is attached hereto and by this reference incorporated herein, together with all after acquired title of the grantor therein.

**The above described property (boundary adjustment parcel described on Exhibit C) will be combined or aggregated with contiguous property owned by the grantee (described as Parcel 2 on EXHIBIT A): This boundary line adjustment is not for the purpose of creating an additional building lot.**

Dated: July 18, 2003.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#5017

SEP 29 2003

FAST BREAK ENTERPRISES, LLC

By:

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

Print Name  
and Title:

STATE OF WASHINGTON )  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that JAMES J. DUFFY

are the  
persons who appeared before me, and said persons acknowledged that they signed this  
instrument and on oath stated that they are authorized to execute the instrument and  
acknowledged it as MANAGING PARTNER of FAST BREAK ENTERPRISES,  
LLC, to be the free and voluntary act of such parties for the uses and purposes mentioned  
in this instrument.

Dated: July 18, 2003.

BRUCE G. LISSER  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 7-14-2004

Printed Name: BRUCE G. LISSER  
NOTARY PUBLIC in and for the State of  
Washington, residing at Mount Vernon

My appointment expires: 7-14-04



200309290164

Skagit County Auditor

**EXHIBIT A**  
**Fast Break Property Before Boundary Line Adjustment**

**Tract 1**

That portion of the following described parcels "A", "B" and "C" lying southerly of an arc line described as follows:

BEGINNING at a point on the West line of Parcel "A" below described, 1,000 feet Northwesterly of the intersection of the centerlines of Cook Road and Interstate 5;  
thence Easterly along the arc of a curve whose radius is 1,000 feet and whose central point is said intersection of the centerline of Cook Road and Interstate 5 to the Westerly line of the Sam Bell Road right of way and the terminus of this arc line.

**Parcel "A"**

Lot B, Short Plat No. 22-82, approved July 29, 1982, recorded July 29, 1982 in Book 6 of Short Plats, page 6, under Auditor's File No. 8207290006 and being a portion of the South 1/2 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M.,

EXCEPTING therefrom the South 40 feet of the West 200 feet of said Lot B as measured along the West and South lines thereof;

TOGETHER WITH a non-exclusive easement for road and utilities over, under and across Regency Place as the same is shown on the face of said Short Plat No. 22-82.

**Parcel "B"**

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the Westerly line of what is commonly known as the S.L. Bell Road, as said road existed on August 9, 1920, where said Westerly line intersects the North line of said subdivision;  
thence West along the said North line, 436 feet;  
thence Southerly and Easterly parallel with the Westerly line of the above mentioned S.L. Bell Road, 500 feet;  
thence Easterly at right angles to a point on the Westerly line of said S.L. Bell Road that is 500 feet Southeasterly as measured along said road, from the POINT OF BEGINNING;  
thence Northerly and Westerly along said Westerly line, 500 feet to the POINT OF BEGINNING.



Exhibit A, Continued

**Parcel "C"**

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northeast corner of said subdivision;  
thence North 87°32'12" West along the North line of said subdivision  
711.36 feet to the West right of way line of Old 99 Highway;  
thence South 5°37'37" East along said highway right of way, 500 feet to  
the TRUE POINT OF BEGINNING;  
thence North 87°32'12" West, 436.0 feet;  
thence South 81°47'07" East, 444.57 feet to the West line of  
Old 99 Highway;  
thence North 5°37'37" West along said line, 45.00 feet to the TRUE  
POINT OF BEGINNING.

Situate in Skagit County, Washington.

**Tract 2**

Lot A of Short Plat No. 22-82, approved July 29, 1982 and recorded July 29, 1982 in Book 6 of Short Plats, page 6, under Skagit County Auditor's File No. 8207290006, being a portion of the South 1/2 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East,

ALSO, the South 40 feet of the West 200 feet of Lot B of said Short Plat No. 22-82, as measured along the West and South lines thereof.

Situate in Skagit County, Washington.

End of Exhibit A



**EXHIBIT B**  
**Fast Break Property After Boundary Line Adjustment**

**Tract 1**

That portion of the following described parcels "A", "B" and "C" lying southerly of an arc line described as follows:

BEGINNING at a point on the West line of Parcel "A" below described, 1,000 feet Northwesterly of the intersection of the centerlines of Cook Road and Interstate 5; thence Easterly along the arc of a curve whose radius is 1,000 feet and whose central point is said intersection of the centerline of Cook Road and Interstate 5 to the Westerly line of the Sam Bell Road right of way and the terminus of this arc line.

**Parcel "A"**

Lot B, Short Plat No. 22-82, approved July 29, 1982, recorded July 29, 1982 in Book 6 of Short Plats, page 6, under Auditor's File No. 8207290006 and being a portion of the South 1/2 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M.,

EXCEPTING therefrom the South 40 feet of the West 200 feet of said Lot B as measured along the West and South lines thereof;

TOGETHER WITH a non-exclusive easement for road and utilities over, under and across Regency Place as the same is shown on the face of said Short Plat No. 22-82.

**Parcel "B"**

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the Westerly line of what is commonly known as the S.L. Bell Road, as said road existed on August 9, 1920, where said Westerly line intersects the North line of said subdivision; thence West along the said North line, 436 feet; thence Southerly and Easterly parallel with the Westerly line of the above mentioned S.L. Bell Road, 500 feet; thence Easterly at right angles to a point on the Westerly line of said S.L. Bell Road that is 500 feet Southeasterly as measured along said road, from the POINT OF BEGINNING; thence Northerly and Westerly along said Westerly line, 500 feet to the POINT OF BEGINNING.

**Parcel "C"**

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northeast corner of said subdivision;  
thence North 87°32'12" West along the North line of said subdivision  
711.36 feet to the West right of way line of Old 99 Highway;  
thence South 5°37'37" East along said highway right of way, 500 feet to  
the TRUE POINT OF BEGINNING;  
thence North 87°32'12" West, 436.0 feet;  
thence South 81°47'07" East, 444.57 feet to the West line of  
Old 99 Highway;  
thence North 5°37'37" West along said line, 45.00 feet to the TRUE  
POINT OF BEGINNING.

EXCEPTING FROM THE ABOVE DESCRIBED PARCEL, THE FOLLOWING  
DESCRIBED "TRACT X."

Tract "X"

BEGINNING at a point on the West line of said Lot B, Short Plat 22-82,  
1,000.00 feet Northwesterly of the intersection of the centerlines of Cook  
Road and Interstate 5;  
thence South 20°11'00" East along said West line of Lot B, Short Plat  
No. 22-82 for a distance of 176.63 feet to an angle point on said West line;  
thence South 37°46'43" East along said West line for a distance of  
370.32 feet, more or less, to the Northwesterly corner of the South 40 feet  
of the West 200 feet of said Lot B (as measured along the West and South  
lines thereof);  
thence North 52°13'17" East along the Northerly line of said South 40 feet  
of the West 200 feet for a distance of 200.00 feet to the Northeasterly  
corner thereof;  
thence South 37°46'43" East along the Easterly line of said South 40 feet  
of the West 200 feet, or Easterly line extended, for a distance of  
74.53 feet;  
thence North 15°04'59" West for a distance of 128.79 feet to a point of  
curvature;  
thence along the arc of said curve to the right, concave to the East, having  
a radius of 530.00 feet, through a central angle of 30°08'06" an arc  
distance of 278.76 feet, more or less, to a cusp on a non-tangent curve  
(being the North line of the above described parcel);  
thence along the arc of said curve to the left, concave to the South, having  
an initial tangent bearing of North 77°23'34" West, a radius of  
1,000.00 feet, through a central angle of 12°52'10", an arc distance of  
224.61 feet, more or less, to the East line of said Lot B, Short Plat 22-82;



Exhibit B, Continued

thence continue along said curve to the left having a radius of 1,000.00 feet, through a central angle of  $13^{\circ}36'21''$  an arc distance of 237.47 feet, more or less, to the POINT OF BEGINNING

Situate in Skagit County, Washington.

**Tract 2**

Lot A of Short Plat No. 22-82, approved July 29, 1982 and recorded July 29, 1982 in Book 6 of Short Plats, page 6, under Skagit County Auditor's File No. 8207290006, being a portion of the South 1/2 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East,

ALSO, the South 40 feet of the West 200 feet of Lot B of said Short Plat No. 22-82, as measured along the West and South lines thereof,

AND ALSO THE FOLLOWING DESCRIBED "TRACT X:"

**Tract "X"**

BEGINNING at a point on the West line of said Lot B, Short Plat 22-82, 1,000.00 feet Northwesterly of the intersection of the centerlines of Cook Road and Interstate 5;  
thence South  $20^{\circ}11'00''$  East along said West line of Lot B, Short Plat No. 22-82 for a distance of 176.63 feet to an angle point on said West line;  
thence South  $37^{\circ}46'43''$  East along said West line for a distance of 370.32 feet, more or less, to the Northwesterly corner of the South 40 feet of the West 200 feet of said Lot B (as measured along the West and South lines thereof);  
thence North  $52^{\circ}13'17''$  East along the Northerly line of said South 40 feet of the West 200 feet for a distance of 200.00 feet to the Northeasterly corner thereof;  
thence South  $37^{\circ}46'43''$  East along the Easterly line of said South 40 feet of the West 200 feet, or Easterly line extended, for a distance of 74.53 feet;  
thence North  $15^{\circ}04'59''$  West for a distance of 128.79 feet to a point of curvature;  
thence along the arc of said curve to the right, concave to the East, having a radius of 530.00 feet, through a central angle of  $30^{\circ}08'06''$  an arc distance of 278.76 feet, more or less, to a cusp on a non-tangent curve (being the North line of the above described parcel);

Exhibit B, Continued

thence along the arc of said curve to the left, concave to the South, having an initial tangent bearing of North  $77^{\circ}23'34''$  West, a radius of 1,000.00 feet, through a central angle of  $12^{\circ}52'10''$ , an arc distance of 224.61 feet, more or less, to the East line of said Lot B, Short Plat 22-82; thence continue along said curve to the left having a radius of 1,000.00 feet, through a central angle of  $13^{\circ}36'21''$  an arc distance of 237.47 feet, more or less, to the POINT OF BEGINNING

Situate in Skagit County, Washington.

End of Exhibit B



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## EXHIBIT C

### Parcel to be Transferred for Purpose of Boundary Line Adjustment

The following described Tract "X" is to be boundary line adjusted to the South 40 feet of the West 200 feet of Lot B, Short Plat No. 22-82, approved July 29, 1982 and recorded July 29, 1982 in Book 6 of Short Plats, page 6, under Skagit County Auditor's File No. 8207290006, being a portion of the South 1/2 of the Northeast 1/4 of Section 19, Township 35 North, Range 4 East, as measured along the West and South lines thereof as well as into Lot "A" of said Short Plat 22-82.

#### Tract "X"

BEGINNING at a point on the West line of said Lot B, Short Plat 22-82, 1,000.00 feet Northwesterly of the intersection of the centerlines of Cook Road and Interstate 5;  
thence South  $20^{\circ}11'00''$  East along said West line of Lot B, Short Plat No. 22-82 for a distance of 176.63 feet to an angle point on said West line;  
thence South  $37^{\circ}46'43''$  East along said West line for a distance of 370.32 feet, more or less, to the Northwesterly corner of the South 40 feet of the West 200 feet of said Lot B (as measured along the West and South lines thereof);  
thence North  $52^{\circ}13'17''$  East along the Northerly line of said South 40 feet of the West 200 feet for a distance of 200.00 feet to the Northeasterly corner thereof;  
thence South  $37^{\circ}46'43''$  East along the Easterly line of said South 40 feet of the West 200 feet, or Easterly line extended, for a distance of 74.53 feet;  
thence North  $15^{\circ}04'59''$  West for a distance of 128.79 feet to a point of curvature;  
thence along the arc of said curve to the right, concave to the East, having a radius of 530.00 feet, through a central angle of  $30^{\circ}08'06''$  an arc distance of 278.76 feet, more or less, to a cusp on a non-tangent curve (being the North line of the above described parcel);  
thence along the arc of said curve to the left, concave to the South, having an initial tangent bearing of North  $77^{\circ}23'34''$  West, a radius of 1,000.00 feet, through a central angle of  $12^{\circ}52'10''$ , an arc distance of 224.61 feet, more or less, to the East line of said Lot B, Short Plat 22-82;  
thence continue along said curve to the left having a radius of 1,000.00 feet, through a central angle of  $13^{\circ}36'21''$  an arc distance of 237.47 feet, more or less, to the POINT OF BEGINNING.

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



ALL BEING situate in the County of Skagit, State of Washington.

Containing 150,110 square feet, 3.45 acres

This description is based upon that certain Record of Survey map recorded under Skagit County Auditor's File Number 200109240124.

The above-described parcel will be combined or aggregated with contiguous property to the South owned by the grantee.

This Boundary Line Adjustment is not for the purpose of creating an additional building lot.

**APPROVED**

Reviewed and approved in accordance with Skagit County Code, Chapter 14.18. 700

Skagit County

By: [Signature]

Date: 9/25/03

Title: RESIDENT DIRECTOR



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Skagit County Auditor

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