

AFTER RECORDING MAIL TO:

Ms. Chris Garlinghouse
PO Box 553
Conway, WA 98238



200311050027
Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 109581-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Hazel M. Sittner
Grantee(s): Chris Garlinghouse
Abbrev Legal: Ptn E 1/2 NE 1/4 of 26-33-4 (aka Ptns lots 3 & 4 of S/P 95-019)
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 330426-1-001-0200, P109199, 330426-1-001-0400, P111683

THE GRANTOR HAZEL M. SITTNER, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION and FOR BOUNDARY LINE ADJUSTMENT PURPOSES in hand paid, conveys and warrants to CHRIS GARLINGHOUSE, an unmarried person as her separate property the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

SUBJECT TO Covenants, Conditions, Restrictions, Provisions, Agreements and Easements of record, if any.

The above described property will be combined or aggregated with contiguous property owned by the Grantee, and more specifically described on Exhibit "B" attached hereto. This boundary adjustment is not for the purpose of creating an additional building lot.

Dated October 27, 2003

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Hazel M. Sittner
Hazel M. Sittner

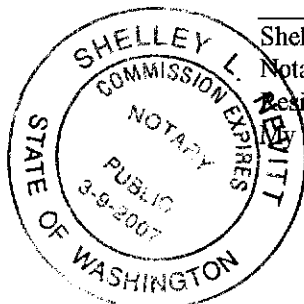
5742
NOV 05 2003

Amount Pa. \$ 550.80
Skagit Co. Treasurer
By Lp Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Hazel M. Sittner** the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11-3-03



Shelley Nevitt
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 3/09/2007

EXHIBIT A

PARCEL "A":

That portion of Lot 3, Short Plat No. 95-019, approved August 2, 1996, recorded August 22, 1996, in Book 12 of Short Plats, pages 134 and 135, as Auditor's File No. 9608220061, records of Skagit County, Washington, and being a portion of the East ½ of the Northeast ¼ of Section 26 and of the Southwest ¼ of the Northwest ¼ of Section 25, Township 33 North, Range 4 East, W.M., described as follows:

Commencing at the Northwest corner of said Lot 3;
thence South 00°39'36" East, along the West line of said Lot 3, to an intersection with an existing fence as shown on the face of said Short Plat and the TRUE POINT OF BEGINNING;
thence Southeasterly, along said existing fence, to its intersection with the West line of Lot 4 of said Short Plat;
thence South 01°14'02" East, along the West line of said Lot 4, to the Southwest corner thereof;
thence North 88°45'58" East, along a South line of said Lot 4, a distance of 248.46 feet to a corner of said Lot 4;
thence South 17°34'29" West, along a Westerly line of said Lot 4 and the Southwesterly extension thereof, a distance of 496.25 feet to a non-tangent curve;
thence Southwesterly along said non-tangent curve concave to the Southeast whose radius point bears North 43°16'15" West a distance of 25.00 feet through a central angle of 115°41'46" an arc length of 50.48 feet to the North margin of State Highway No. 534;
thence Northwesterly, along said North margin, to the Southwest corner of said Lot 3;
thence North 00°39'36" West, along the West line of said Lot 3, to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington

PARCEL "B":

That portion of Lot 4, Short Plat No. 95-019, approved August 2, 1996, recorded August 22, 1996, in Book 12 of Short Plats, pages 134 and 135, as Auditor's File No. 9608220061, records of Skagit County, Washington, and being a portion of the East ½ of the Northeast ¼ of Section 26 and of the Southwest ¼ of the Northwest ¼ of Section 25, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said Lot 4;
thence North 01°14'02" West, along the West line of said Lot 4, to an intersection with the most Southerly "existing fence" as shown on the face of said Short Plat;
thence Southeasterly, along said existing fence, to its intersection with the South line of said Lot 4;
thence South 88°45'58" West, along said South line, to the point of beginning.

Situate in the County of Skagit, State of Washington

PARCEL "C":

That portion of Lots 3 and 4, Short Plat No. 95-019, approved August 2, 1996, recorded August 22, 1996, in Book 12 of Short Plats, pages 134 and 135, as Auditor's File No. 9608220061, records of Skagit County, Washington, and being a portion of the East ½ of the Northeast ¼ of Section 26 and of the Southwest ¼ of the Northwest ¼ of Section 25, Township 33 North, Range 4 East, W.M., described as follows:

Commencing at the most Northerly Southeast corner of said Lot 4;
thence South 88°45'58" West, along the South line of said Lot 4, a distance of 197.10 feet to a corner of said Lot 4;
thence South 17°34'29" West, along an Easterly line of said Lot 4, a distance of 387.38 feet to a point hereinafter called "Point A";
thence continuing South 17°34'29" West to the North margin of State Highway No. 534, and the TRUE POINT OF BEGINNING;
thence North 17°34'29" East to the aforescribed Point A;



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thence Southwesterly on said Line of Lot 4, along the arc of a curve to the left with a radius of 30.00 feet through a central angle of $47^{\circ}59'28''$ an arc distance of 25.13 feet;
thence South $30^{\circ}25'00''$ East, along said line of Lot 4, a distance of 168.13 feet;
thence South $69^{\circ}57'49''$ West, along said line of Lot 4, a distance of 20.34 feet to the intersection with a non-tangent cure to the right with a radius point of South $59^{\circ}35'$ West;
thence Southerly along the arc of a curve to the right with a radius of 30.00 feet through a central angle of $62^{\circ}54'24''$ an arc length of 32.94 feet;
thence South $42^{\circ}52'13''$ West a distance of 10.78 feet to a point of curvature;
thence Southeasterly along the arc of a curve to the right with a radius of 30.00 feet through a central angle of $90^{\circ}24'02''$ an arc length of 47.33 feet to the North margin of State Highway No. 534;
thence North $46^{\circ}43'45''$ West along said North margin to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington

BOUNDARY ADJUSTMENT

Reviewed and approved

in accordance with S.C.

Code, Chapter 14.18

Grace Roder
SKAGIT CO. PLANNING & PERMIT CENTER

Date: 10/30/2023



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EXHIBIT "B"

PARCEL "A":

Lot 4, Short Plat No. 95-019, approved August 2, 1996, recorded August 22, 1996, in Book 12 of Short Plats, pages 134 and 135, as Auditor's File No. 9608220061, records of Skagit County, Washington, and being a portion of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 26 and of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 25, Township 33 North, Range 4 East, W.M.

EXCEPT those portions described as Tracts 1 and 2, as follows:

TRACT 1:

Beginning at the Southwest corner of said Lot 4;
thence North $01^{\circ}14'02''$ West, along the West line of said Lot 4, to an intersection with the most Southerly "existing fence" as shown on the face of said Short Plat;
thence Southeasterly, along said existing fence, to its intersection with the South line of said Lot 4;
thence South $88^{\circ}45'58''$ West, along said South line, to the point of beginning.

TRACT 2:

Beginning at the most Northerly Southeast corner of said Lot 4;
thence South $88^{\circ}45'58''$ West, along the South line of said Lot 4, a distance of 197.10 feet;
thence South $17^{\circ}34'29''$ West a distance of 387.38 feet to the TRUE POINT OF BEGINNING;
thence Southwesterly along the arc of a curve to the left with a radius of 30.00 feet through a central angle of $47^{\circ}59'28''$ an arc distance of 25.13 feet;
thence South $30^{\circ}25'00''$ East a distance of 168.13 feet;
thence South $69^{\circ}57'49''$ West a distance of 20.34 feet;
thence North $30^{\circ}25'00''$ West a distance of 159.80 feet;
thence North $17^{\circ}34'29''$ East a distance of 40.28 feet to the TRUE POINT OF BEGINNING.

PARCEL "B":

That portion of Lot 3, Short Plat No. 95-019, approved August 2, 1996, recorded August 22, 1996, in Book 12 of Short Plats, pages 134 and 135, as Auditor's File No. 9608220061, records of Skagit County, Washington, and being a portion of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 26 and of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 25, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of said Lot 3;
thence South $00^{\circ}39'36''$ East, along the West line of said Lot 3, to an intersection with an existing fence as shown on the face of said Short Plat;
thence Southeasterly, along said existing fence, to its intersection with the West line of Lot 4 of said Short Plat;
thence North $01^{\circ}14'02''$ West, along the West line of said Lot 4, to the Northwest corner thereof;
thence North $88^{\circ}45'58''$ East a distance of 466.69 feet to the Northeast corner of said Lot 4;
thence South $01^{\circ}14'02''$ East a distance of 442.52 feet to the Southeast corner of said Lot 4;
thence North $88^{\circ}45'58''$ East, along the Easterly extension of the South line of said Lot 4, to the East line of said Lot 3;
thence North $00^{\circ}40'05''$ West, along the East line of said Lot 3, to the Northeast corner thereof;
thence South $87^{\circ}02'04''$ West, along the North line of said Lot 3, a distance of 1,303.96 feet to the point of beginning.



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Exhibit "B"
continued

PARCEL "C":

That portion of Lot 3, Short Plat No. 95-019, approved August 2, 1996, recorded August 22, 1996, in Book 12 of Short Plats, pages 134 and 135, as Auditor's File No. 9608220061, records of Skagit County, Washington, and being a portion of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 26 and of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 25, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the most Northerly Southeast corner of Lot 4 of said Short Plat No. 95-019;
thence South $88^{\circ}45'58''$ West, along the South line of said Lot 4, a distance of 197.10 feet;
thence South $17^{\circ}34'29''$ West a distance of 427.66 to the TRUE POINT OF BEGINNING;
thence continuing South $17^{\circ}34'29''$ West a distance of 124.80 to the North margin of State Highway No. 534;
thence North $46^{\circ}43'45''$ West, along said North margin, a distance of 61.97 feet;
thence Northeasterly along a non-tangent curve concave to the Northwest whose radius point bears North $43^{\circ}16'15''$ East a distance of 25.00 feet through a central angle of $115^{\circ}41'46''$ an arc length of 50.48 feet;
thence North $17^{\circ}34'29''$ East a distance of 115.68 feet;
thence Southeasterly along a non-tangent curve concave to the Northeast whose radius point bears South $72^{\circ}25'31''$ East a distance of 50.00 feet through a central angle of $47^{\circ}59'28''$ an arc length of 41.88 feet;
thence South $30^{\circ}25'00''$ East a distance of 4.68 feet to the TRUE POINT OF BEGINNING.

All situate in the County of Skagit, State of Washington



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