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Skagit County Auditor

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RETURN TO:

Martha Bray
Skagit Land Trust
P.O. Box 1017
Mount Vernon, WA 98273

109230P LAND TITLE OF SKAGIT COUNTY

BOUNDARY LINE ADJUSTMENT SPECIAL WARRANTY DEED

THE GRANTORS, Robert D. Dickinson and Richard G. Dickinson, as Co-Personal Representatives of the Estate of Beulah I. Dickinson, Deceased, appointed by Letters of Testamentary issued by the Superior Court of the state of Washington, under Skagit County Probate Case No. 98-4-00154-2, for and in consideration of ten dollars (\$10) and other valuable consideration in hand paid, bargain, sell and convey to **GRANTEE**, Skagit Land Trust, a not for profit corporation, the following described real estate:

Partial Legal Description: (See Exhibit A attached hereto for full legal description.)

A portion of the Southwest ¼ of the Northeast ¼ & of South ½ of the Northwest ¼, 13-35-5 E W.M. A portion of the Northeast ¼ of 14-35-5 E W.M.

Assessor's Tax I.D. Nos. 350513-1-007-0000/P38996; 350513-2-003-0002/P39008; 350514-0-003-0005/P39028

County Approval of
Boundary Line Adjustment:
BOUNDARY ADJUSTMENT
Reviewed and approved
in accordance with S.C.
Code Chapter 14.18
[Signature]
SKAGIT CO. PLANNING & PERMIT CNTR
Date: 3/30/2004

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#1793

APR 15 2004

4052¹⁰

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

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

EXHIBIT A

(Legal Description)

PARCEL "A":

The Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and that portion of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ lying South of Puget Sound & Baker River Railway right of way, all in Section 13, Township 35 North, Range 5 East, W.M.,

EXCEPT the following tracts:

- a.) Beginning at a point on the South line of Puget Sound & Baker River Railway right of way, 3,020.9 feet West and 32.9 feet North of the 1/16 corner on the East line of said Northeast $\frac{1}{4}$ of said Section 13; thence South $69^{\circ}32'$ West along and parallel to South Puget Sound & Baker River right of way line 700 feet;
thence South $0^{\circ}13'$ East 290 feet;
thence North $89^{\circ}10'$ East 656.6 feet;
thence North $0^{\circ}13'$ West 525.1 feet to point of beginning.
- b.) Beginning at a point on the South line of the B. D. Minkler Road No. 175 (State Highway 17-A) which is 600 feet West (as measured along said South line) from the East line of Township 35 North, Range 5 East, W.M.;
thence in a Southerly direction parallel to the East Township line 633 feet;
thence in a Westerly direction parallel to said B. D. Minkler Road No. 175 (State Highway 17-A) 1000 feet to the Southwest corner of the land conveyed to Tate Manville Kell by deed recorded in Volume 122 of Deeds, page 257, records of Skagit County;
thence in a Northerly direction parallel to said East Township line and along the Westerly line of said Kell property to the Southerly line of said B. D. Minkler Road No. 175 (State Highway 17-A);
thence Easterly along said Southerly line to the point of beginning;
- c.) Beginning at a point which is 1,601.9 feet West and 153.6 feet North of the 1/16 corner on the East line of the Northeast $\frac{1}{4}$ of Section 13, Township 35 North, Range 5 East, W.M.;
thence South $0^{\circ}02'$ West 442.6 feet;
thence South $59^{\circ}47'$ West 311.9 feet;
thence South $71^{\circ}36'$ West 283.0 feet;
thence South $80^{\circ}51'$ West 229.5 feet;
thence North $83^{\circ}13'$ West 657 feet;
thence North $0^{\circ}13'$ West 525.1 feet to a point which is 25 feet from and at right angles to the centerline of the Puget Sound & Baker River Railway right of way;
thence parallel to and 25 feet from the centerline of the said Puget Sound & Baker River Railway right of way North $69^{\circ}32'$ East 273.95 feet to a point which is 25 feet from and at right angles to the centerline of the B. D. Minkler Road No. 175 (Permanent Highway No. 2-B);
thence parallel to and 25 feet from the centerline of the B. D. Minkler Road No. 175 North $86^{\circ}02'$ East 456.12 feet to the P. C. of a 3° curve to the right;
thence along the line of a 3° curve to the right 25 feet from and parallel to centerline of said B. D. Minkler Road No. 175, 164.4 feet;
thence North $89^{\circ}04'$ East parallel to and 25 feet from the centerline of the said B. D. Minkler Road No. 175, 546.2 feet to point of beginning.

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PARCEL "A" continued:

d.) That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 13, lying East of a line 1,772 feet West of the East line of said Section 13, as conveyed to Hugh Hendrix by deed recorded May 19, 1941, in Volume 185 of Deeds, page 125, records of Skagit County, Washington.

e.) Any portion lying South of the Great Northern Railway right of way.

f.) That portion condemned and taken for highway right of way in Skagit County Superior Court Cause No. 25322 on March 28, 1960.

g.) The North bank of what is known as Minkler Lake lying in the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ and that portion of the North bank of the said Minkler Lake which lies between the North and South $\frac{1}{4}$ Section line of said Section 13 and the East line of the property now owned by H. S. Shang, as conveyed by deed recorded in Volume 122 of Deeds, page 436, records of Skagit County, Washington, all in Township 35 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northeast $\frac{1}{4}$ of Section 14, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point on the North line of the right of way of the Great Northern Railway Company which is 264 feet East of the centerline of said Section;
thence North $0^{\circ}07'$ West to a point on the Northerly line of those premises conveyed to John E. Minkler by Deed dated August 22, 1905, filed August 25, 1905, under Auditor's File No. 53267, and recorded in Volume 56 of Deeds, page 253, at a point 264 feet East of the centerline of said Section;
thence North $84^{\circ}29'$ East along said Northerly line 782.3 feet to an angle point in said Northerly line;
thence South $87^{\circ}47'$ East 201 feet;
thence South $63^{\circ}42'$ East 312.2 feet;
thence South $0^{\circ}30'$ East 602 feet;
thence South $80^{\circ}20'$ East 1,071 feet, more or less, to the East line of said Section;
thence South $0^{\circ}30'$ East along said East line 205 feet to the North line of the right of way of the Great Northern Railway Company;
thence South $89^{\circ}30'$ East 2,317 feet to the point of beginning,

EXCEPT that portion of said property, if any, lying within the B. D. Minkler Road.

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AND EXCEPT that property legally described as:

That portion of the southwest quarter of the northeast quarter of Section 14, Township 35 North, Range 5 East, W.M. described as follows:

Beginning at the intersection of the east line of the west 264 feet of the northeast quarter of said Section 14 with the south line of Minkler Road; thence N 86°48'16"E along the south line of Minkler Road, a distance of 178.36 feet; thence S 4°34'21"W along an existing fence and its southerly prolongation, a distance of 266.93 feet; thence S 75°00'00"W, a distance of 173.76 feet to the east line of the west 264.00 feet of the northeast quarter of said Section 14; thence N 2°05'57"E along the east line of said west 264 feet, a distance of 301.31 feet to the point of beginning of this description.

Containing 48,239 square feet.

TOGETHER WITH a well protection zone easement over and across that portion of a 100 foot radius circle which lies east of the hereinabove described tract, the center of said circle is described as follows:

Beginning at a point on the east line of the hereinabove described tract which lies S 4°34'21"W, a distance of 88.17 feet from the northeast corner thereof; thence N 85°25'39"W, a distance of 59.40 feet to an existing well and the center of the 100 foot radius well protection zone.

Situated in Skagit County, Washington.

(End of legal description.)



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