



200504180236
Skagit County Auditor

4/18/2005 Page 1 of 7 1:57PM

Parcel No.: 4722-999-061-0000/P113903
Legal Desc.: Ptn Tr. "B", Nookachamp Hills PUD, Ph. I

QUIT CLAIM DEED

THE GRANTOR, Nookachamp Hills Planned Unit Development Property Owners Association, a Washington non-profit corporation, for and in consideration of NO MONETARY CONSIDERATION, boundary line adjustment purposes only, conveys and quit claims to Skagit County Sewer District No. 2, a municipal corporation of the State of Washington, THE GRANTEE, the following described real estate, situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#1767

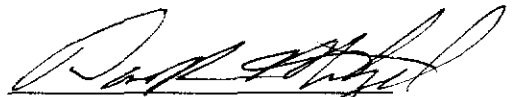
APR 18 2005

As attached hereto as Exhibit "C-2"

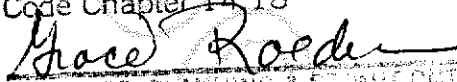
Amount Paid \$
By Skagit Co. Treasurer
Deputy

The above described property will be combined or aggregated with contiguous property owner by the Grantee, and more specifically described on Exhibit "B-2" attached hereto. This boundary adjustment is not for the purpose of creating an additional building lot.

DATED this 15th day of April, 2005.


Nookachamp Hills Planned Unit Development
Property Owners Association
Dan Mitzel, President

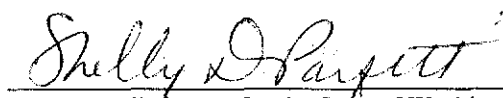

Nookachamp Hills Planned Unit Development
Property Owners Association
Jeff Hansell, Secretary

BOUNDARY ADJUSTMENT
Reviewed and approved
in accordance with S.C.
Code Chapter 14.18

SKAGIT CO. PLANNING & PERMIT CONTR
Date: 4/11/2005

STATE OF WASHINGTON }
 }
 }ss
County of Skagit }

I hereby certify that I know or have satisfactory evidence that Dan Mitzel and Jeff Hansell are the persons who personally appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the President and Secretary, respectively, of Nookachamp Hills Planned Unit Development Property Owners Association, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated this 11th day of April, 2005


Notary Public in and for the State of Washington, residing
at Mt Vernon
My appointment expires 11/29/07

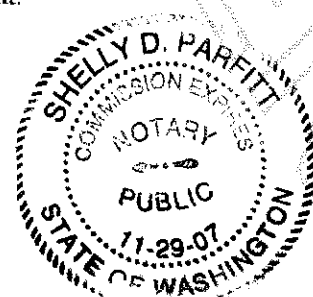


EXHIBIT B-1

BOUNDARY LINE ADJUSTMENT

FOR

NOOKACHAMP HILLS PUD PROPERTY OWNERS ASSOCIATION

AND

SKAGIT COUNTY SEWER DISTRICT NO. 2

PARCEL 1-(P113903) - BEFORE

TRACT B OF THE PLAT OF "NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE II" AS RECORDED IN VOLUME 17 OF PLATS AT PAGES 26 TO 31, RECORDED UNDER AUDITORS FILE NO. 9811020154, RECORDS OF SKAGIT COUNTY WASHINGTON, BEING IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.

EXHIBIT B-2

BOUNDARY LINE ADJUSTMENT

FOR

NOOKACHAMP HILLS PUD PROPERTY OWNERS ASSOCIATION

AND

SKAGIT COUNTY SEWER DISTRICT NO. 2

PARCEL 2-(P29997 & P29998) - BEFORE

THOSE PORTIONS OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST DESCRIBED AS FOLLOWS:

PARCEL 1

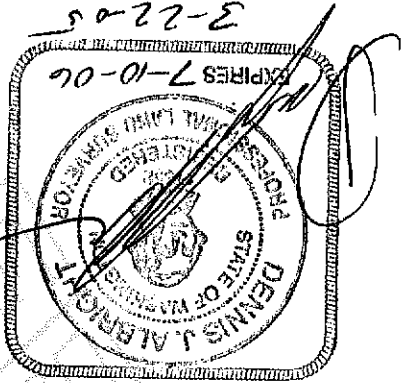
PORTION OF THE NORTH 260 FEET OF THE SOUTH 935 FEET OF THE WEST 490 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. LYING EASTERLY OF STATE HIGHWAY 9.

PARCEL 2

THAT PORTION OF THE NORTH 100 FEET OF THE SOUTH 675 FEET OF THE WEST 490 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. LYING EASTERLY OF THE EASTERLY MARGIN OF STATE HIGHWAY NO. 9 SITUATE IN SKAGIT COUNTY, STATE OF WASHINGTON.

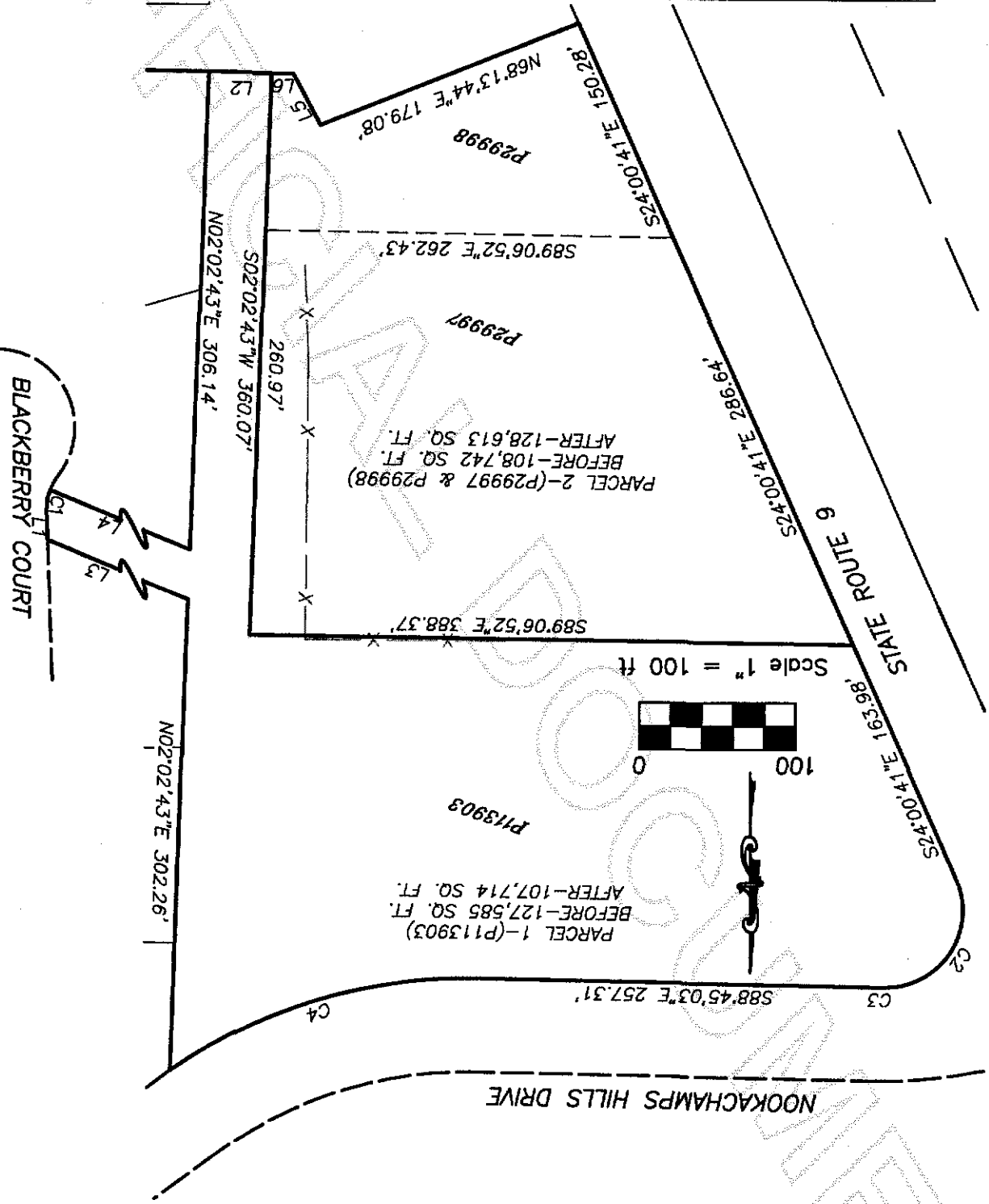
TOGETHER WITH THAT PARCEL CONVEYED TO SKAGIT SEWER DISTRICT NO. 2 IN QUIT CLAIM DEED RECORDED UNDER AUDITOR FILE NUMBER 200304250212, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PARCEL CONVEYED TO GREGORY A. KREIDER AND DAWNELL C. KREIDER IN QUIT CLAIM DEED RECORDED UNDER AUDITOR FILE NUMBER 200304250211, RECORDS OF SKAGIT COUNTY, WASHINGTON.



BOUNDARY LINE ADJUSTMENT
FOR
NOOKACHAMP HILLS PUD PROPERTY OWNERS
ASSOCIATION
AND
SKAGIT COUNTY SEWER DISTRICT NO. 2
PORTION OF THE NORTHEAST QUARTER
SECTION 36, TOWNSHIP 34 N. RANGE 4 E. W.M.

NOOKACHAMPS HILLS DRIVE



PARCEL 1-(P113903)
BEFORE-127,585 SQ. FT.
AFTER-107,714 SQ. FT.

PARCEL 2-(P29997 & P29998)
BEFORE-108,742 SQ. FT.
AFTER-128,613 SQ. FT.

Scale 1" = 100 ft



STATE ROUTE 9

BLACKBERRY COURT

LINE TABLE	
LINE	BEARING
L1	N02°04'11"W
L2	S89°06'52"E
L3	N67°50'00"W
L4	S67°50'00"E
L5	S27°49'11"E
L6	S89°06'52"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	13.91	35.00	22°46'02"
C2	99.19	50.00	113°40'08"
C3	6.81	245.00	1°35'30"
C4	207.75	330.00	36°04'08"

"EXHIBIT B-3"
EXISTING LOT CONFIGURATION
Sound Development Group

ENGINEERING, SURVEYING & LAND DEVELOPMENT

Before



200504180236
Skagit County Auditor

EXHIBIT C-2
CONVEYANCE FROM
NOOKACHAMP HILLS PUD PROPERTY OWNERS ASSOCIATION
TO
SKAGIT COUNTY SEWER DISTRICT NO. 2

THAT PORTION OF TRACT "B" OF THE PLAT OF "NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE I" AS RECORDED IN VOLUME 17 OF PLATS AT PAGES 26 TO 31, RECORDED UNDER AUDITORS FILE NO. 9811020154, RECORDS OF SKAGIT COUNTY WASHINGTON, BEING IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT "B" OF SAID PLAT THENCE SOUTH 89°06'52" EAST, ALONG THE SOUTH LINE OF SAID TRACT, 388.37 FEET, TO AN ANGLE POINT IN SAID TRACT, AND THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE CONTINUE SOUTH 89°06'52" EAST, BEING AN EXTENSION OF SAID SOUTH LINE OF TRACT "B", 40.01 FEET TO THE WEST LINE OF LOT 3 OF SAID PLAT AND THE TERMINUS OF SAID LINE DESCRIPTION.



EXHIBIT A-1

BOUNDARY LINE ADJUSTMENT

FOR

NOOKACHAMP HILLS PUD PROPERTY OWNERS ASSOCIATION

AND

SKAGIT COUNTY SEWER DISTRICT NO. 2

PARCEL 1-(P113903) - AFTER

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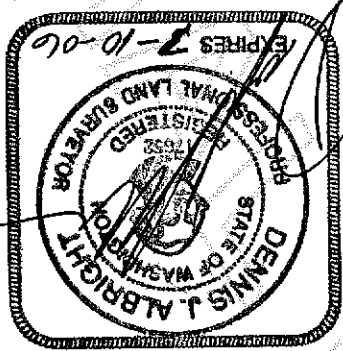


EXHIBIT A-2
BOUNDARY LINE ADJUSTMENT
FOR
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PARCEL 2-(P29997 & P29998) - AFTER

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PARCEL 3

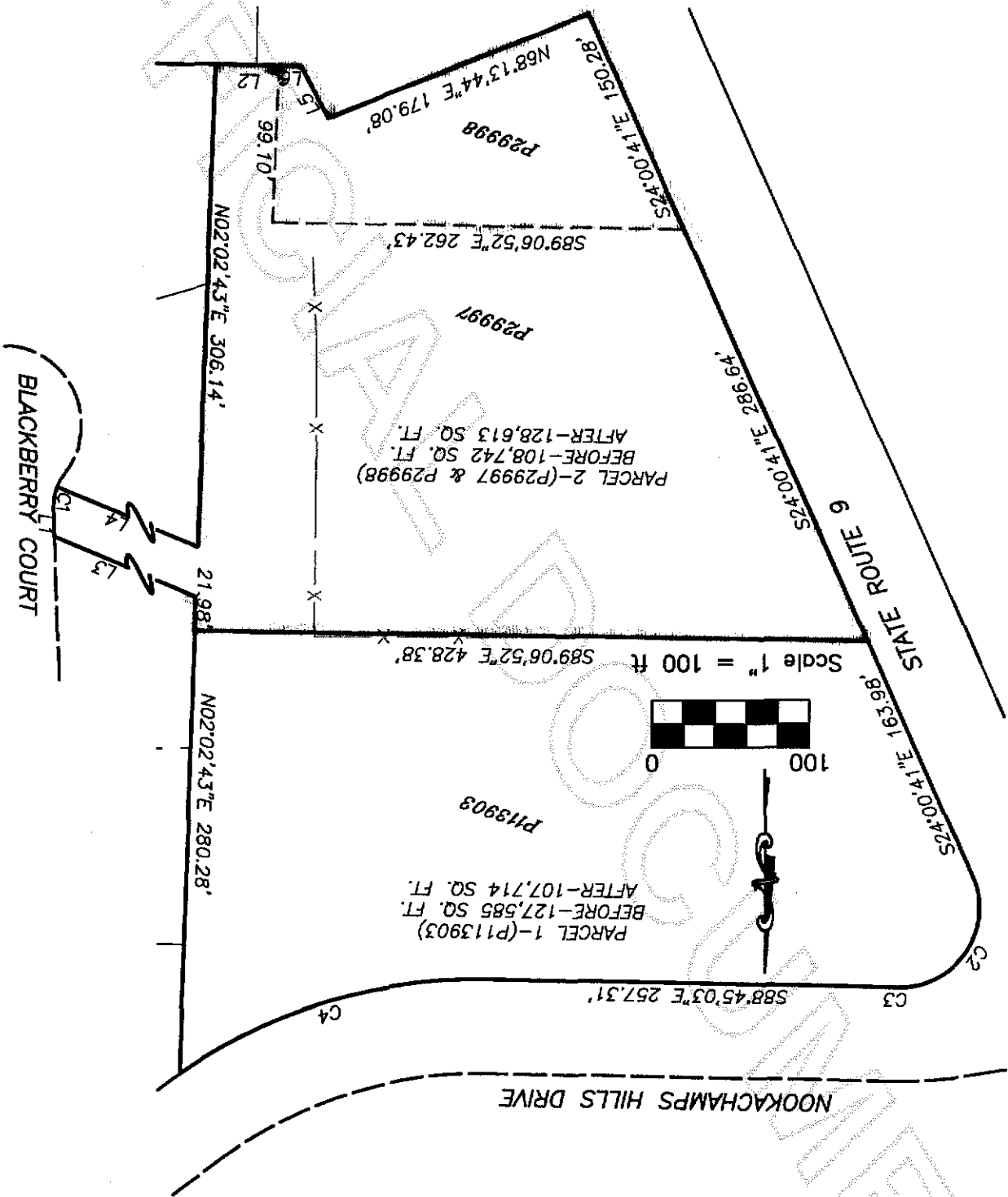
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