

FILED AT THE REQUEST OF / RETURN TO:  
LANDED GENTRY DEVELOPMENT, Inc  
504 E. Fairhaven Ave.  
Burlington, WA 98233



200505030071

Skagit County Auditor

5/3/2005 Page

1 of

9 10:21AM

FIRST AMERICAN TITLE CO.

Grantor's Account No. 3909-000-013-0001; Property ID No. P65203 84436-1

**QUIT CLAIM DEED**

Portion of Lot 13, Plat of Entner's Tracts, Subdivision 1  
THE GRANTOR, Donald M. McFadden and DeAnna L. McFadden, husband and wife

for and in consideration of Ten Dollars and other good and valuable consideration

conveys and quit claims to Commonwealth Limited Partnership I, a Washington Limited Partnership

the following described real estate situated in Skagit County, State of Washington, together with all after acquired title of the grantor therein.

See EXHIBIT "A" attached Legal Description

See EXHIBIT "B" attached, map of the Exhibit "A" description

See EXHIBIT "C" attached, map of the adjacent lots BEFORE Boundary Line Adjustment

See EXHIBIT "D" attached, map of the adjacent lots AFTER Boundary Line Adjustment

See EXHIBIT "E" attached, Legal Description McFadden AFTER Boundary Line Adjustment

See EXHIBIT "F" attached, Legal Description Commonwealth AFTER Boundary Line Adjustment

Abbreviated legal description: A ptn of Lot 13, Plat of Entner's Tracts, Sub. No. 1

EXECUTED this 8<sup>th</sup> day of APRIL, 2005.

GRANTORS

Donald M. McFadden & DeAnna L. McFadden

Donald M. McFadden

DeAnna L. McFadden

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STATE OF Washington

ss.

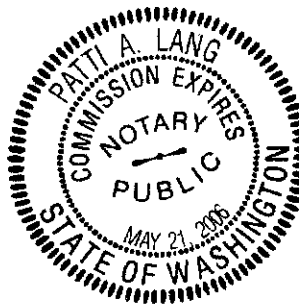
COUNTY OF Skagit

On this 8th day of April, 2005, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared DONALD M. McFADDEN and DeANNA L. McFADDEN, to me known to be the INDIVIDUALS, that executed the foregoing instrument, and acknowledged that they signed said instrument as their free and voluntary act for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the date first written above.

*Patti A. Lang*

Notary Public in and for the State of Washington  
My appointment expires: 5/21/06



# 2136  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 03 2005

Amount Paid \$ 71.20  
By *[Signature]* Skagit Co. Treasurer  
Deputy



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Skagit County Auditor

**LISSER & ASSOCIATES, PLLC**

320 Milwaukee St, PO Box 1109, Mount Vernon WA 98273 (360) 419-7442 FAX (360) 419-0581

**Exhibit "A"**

March 22, 2005

**Boundary Line Adjustment**

Grantor: Donald and Deanna McFadden, husband and wife

Grantee: Commonwealth Limited Partnership 1

That portion of Lot 13, Plat of "Entner's Tracts, Subdivision No. 1", according to the plat thereof, recorded in Volume 8 of Plats, pages 73 and 74, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Northwest corner of said Lot 13, Plat of "Entner's Tracts, Subdivision No. 1";  
thence North 88°51'00" East (incorrectly shown as South 88°51'00" East on the face of said Plat of "Entner's Tracts, Subdivision No. 1") for a distance of 177.42 feet, more or less, to the Northeast corner thereof, also being a point on the West line of Lot 32, Plat of "Gibralter Annex" as per plat recorded in Volume 7 of Plats, page 9, records of Skagit County, Washington and being the TRUE POINT OF BEGINNING;  
thence South 12°43'00" East along the East line of said Lot 13, Plat of "Entner's Tracts, Subdivision No. 1", also being the West line of said Lot 32, Plat of "Gibralter Annex" for a distance of 11.15 feet, more or less, to the Southwest corner of said Lot 32, also being the Northwest corner of Lot 33 said Plat of "Gibralter Annex";  
thence continue South 12°43'00" East along said common line for a distance of 50.00 feet to an angle point on said common line;  
thence South 42°45'00" West along said common line for a distance of 10.35 feet, more or less, to the Southwest corner of said Lot 33, also being the Northwest corner of Lot 34 said Plat of "Gibralter Annex";  
thence continue South 42°45'00" West along said common line for a distance of 22.54 feet;  
thence leaving said common line North 9°52'32" West for a distance of 28.44 feet;  
thence North 15°32'47" West for a distance of 57.30 feet, more or less, to the North line of said Lot 13, Plat of "Entner's Tracts, Subdivision No. 1" at a point bearing South 88°51'00" West from the TRUE POINT OF BEGINNING;  
thence North 88°51'00" East along said North line for a distance of 29.11 feet, more or less to the TRUE POINT OF BEGINNING.



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SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 1,965 square feet

The above-described property is to be combined or aggregated with contiguous property to the east owned by the Grantee (Parcel No. P73637).

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: Grace Roeder

Date: 4/28/2005

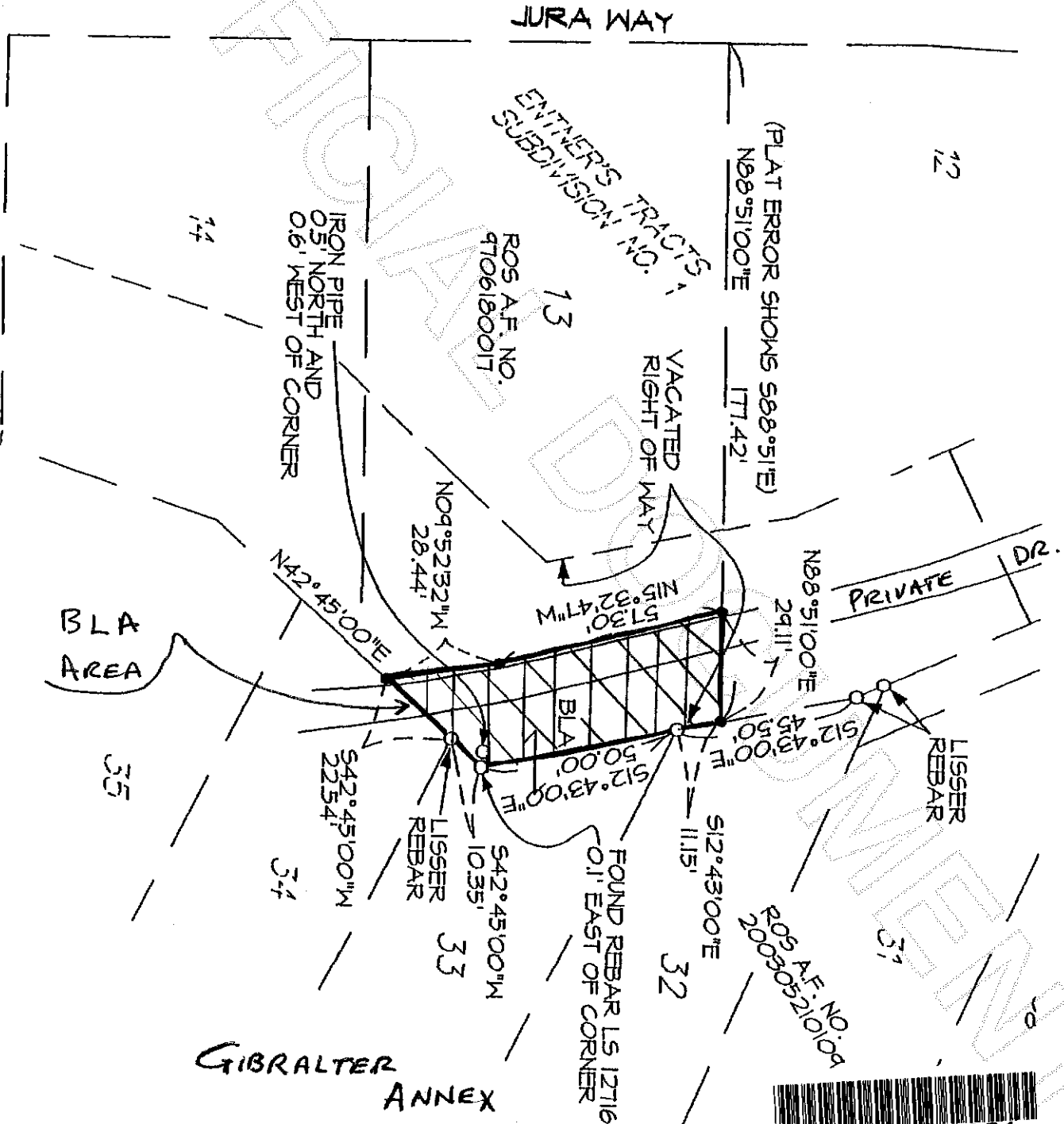
Title: Associate Planner



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EXHIBIT "B" MAP OF BLA AREA

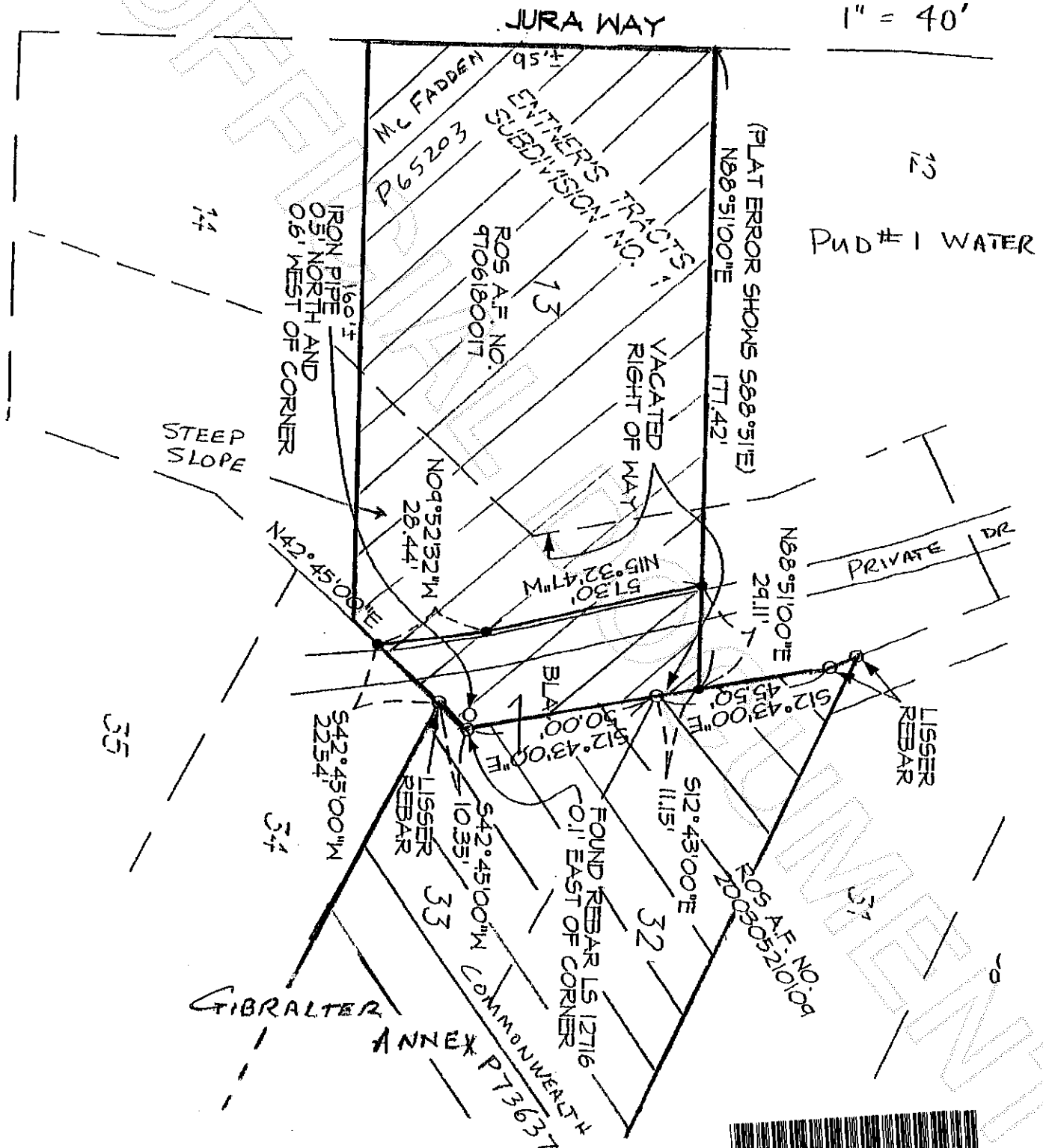
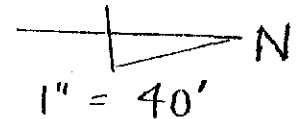
Mc FADDEN TO COMMONWEALTH LP I



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**BEFORE BLA**

A# 3909-000-013-0001	A# 4110-000-033-0000
P# 65203	P# 73637



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EXHIBIT "D"

**AFTER BLA**

Mc FADDEN TO COMMONWEALTH LPI

A# 3909-000-013-0001

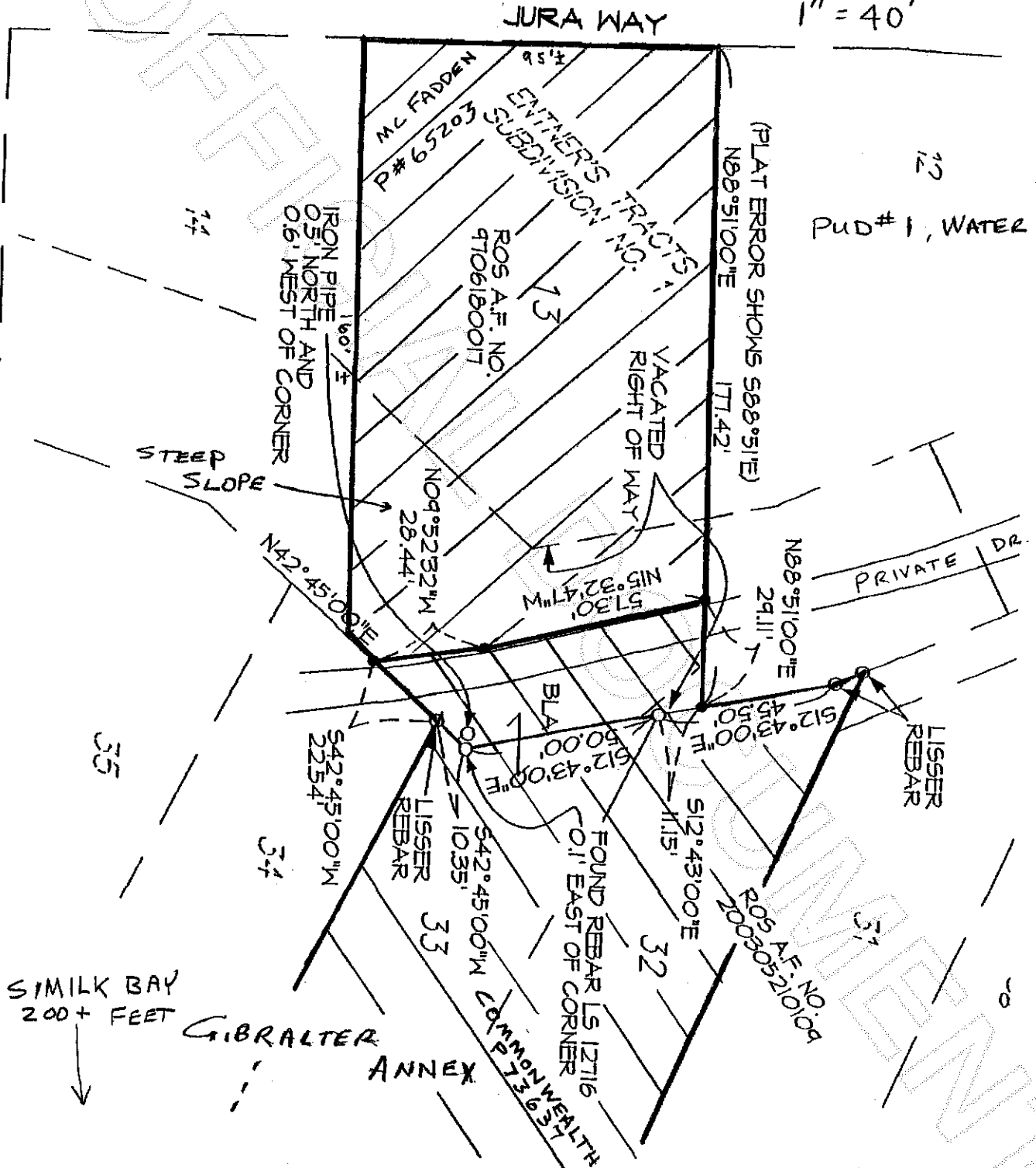
A# 4110-000-033-0000

P# 65203

P# 73637



1" = 40'



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## EXHIBIT "E"

### McFADDEN Legal Description AFTER Boundary Line Adjustment

**Lot 13, Plat of "Entner's Tracts, Subdivision No. 1" according to the plat thereof, recorded in Volume 8 of Plats, pages 73 and 74, records of Skagit County, Washington.**

#### EXCEPT:

That portion of Lot 13, Plat of "Entner's Tracts, Subdivision No. 1", according to the plat thereof, recorded in Volume 8 of Plats, pages 73 and 74, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Northwest corner of said Lot 13, Plat of "Entner's Tracts, Subdivision No. 1";  
thence North 88°51'00" East (incorrectly shown as South 88°51'00" East on the face of said Plat of "Entner's Tracts, Subdivision No. 1") for a distance of 177.42 feet, more or less, to the Northeast corner thereof, also being a point on the West line of Lot 32, Plat of "Gibralter Annex" as per plat recorded in Volume 7 of Plats, page 9, records of Skagit County, Washington and being the TRUE POINT OF BEGINNING;  
thence South 12°43'00" East along the East line of said Lot 13, Plat of "Entner's Tracts, Subdivision No. 1", also being the West line of said Lot 32, Plat of "Gibralter Annex" for a distance of 11.15 feet, more or less, to the Southwest corner of said Lot 32, also being the Northwest corner of Lot 33 said Plat of "Gibralter Annex";  
thence continue South 12°43'00" East along said common line for a distance of 50.00 feet to an angle point on said common line;  
thence South 42°45'00" West along said common line for a distance of 10.35 feet, more or less, to the Southwest corner of said Lot 33, also being the Northwest corner of Lot 34 said Plat of "Gibralter Annex";  
thence continue South 42°45'00" West along said common line for a distance of 22.54 feet;  
thence leaving said common line North 9°52'32" West for a distance of 28.44 feet;  
thence North 15°32'47" West for a distance of 57.30 feet, more or less, to the North line of said Lot 13, Plat of "Entner's Tracts, Subdivision No. 1" at a point bearing South 88°51'00" West from the TRUE POINT OF BEGINNING;  
thence North 88°51'00" East along said North line for a distance of 29.11 feet, more or less to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record

Situate in the County of Skagit, State of Washington.



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## EXHIBIT "F"

### COMMONWEALTH Legal Description AFTER Boundary Line Adjustment

Tract 32 and Tract 33, "GIBRALTER ANNEX", as per plat recorded in Volume 7 of Plats, page 9 records of Skagit County, Washington.

#### TOGETHER WITH:

That portion of Lot 13, Plat of "Entner's Tracts, Subdivision No. 1", according to the plat thereof, recorded in Volume 8 of Plats, pages 73 and 74, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Northwest corner of said Lot 13, Plat of "Entner's Tracts, Subdivision No. 1";  
thence North 88°51'00" East (incorrectly shown as South 88°51'00" East on the face of said Plat of "Entner's Tracts, Subdivision No. 1") for a distance of 177.42 feet, more or less, to the Northeast corner thereof, also being a point on the West line of Lot 32, Plat of "Gibraltar Annex" as per plat recorded in Volume 7 of Plats, page 9, records of Skagit County, Washington and being the TRUE POINT OF BEGINNING;  
thence South 12°43'00" East along the East line of said Lot 13, Plat of "Entner's Tracts, Subdivision No. 1", also being the West line of said Lot 32, Plat of "Gibraltar Annex" for a distance of 11.15 feet, more or less, to the Southwest corner of said Lot 32, also being the Northwest corner of Lot 33 said Plat of "Gibraltar Annex";  
thence continue South 12°43'00" East along said common line for a distance of 50.00 feet to an angle point on said common line;  
thence South 42°45'00" West along said common line for a distance of 10.35 feet, more or less, to the Southwest corner of said Lot 33, also being the Northwest corner of Lot 34 said Plat of "Gibraltar Annex";  
thence continue South 42°45'00" West along said common line for a distance of 22.54 feet;  
thence leaving said common line North 9°52'32" West for a distance of 28.44 feet;  
thence North 15°32'47" West for a distance of 57.30 feet, more or less, to the North line of said Lot 13, Plat of "Entner's Tracts, Subdivision No. 1" at a point bearing South 88°51'00" West from the TRUE POINT OF BEGINNING;  
thence North 88°51'00" East along said North line for a distance of 29.11 feet, more or less to the TRUE POINT OF BEGINNING.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



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