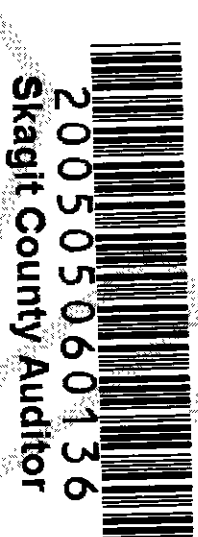


AUDITOR'S CERTIFICATE

Filed for the record at the request of LeGro & Associates.



200505060136  
Skagit County Auditor

5/6/2005 Page 1 of 2 2:12PM

*Anna Burrows*  
Skagit County Auditor  
*Cheryl A. Davis*  
Deputy

LEGEND

- PROP COR SET REBAR
  - FOUND JUDY 7-22-02
  - △ FOUND BT
  - ⊙ FOUND MON
- Property Corner - Set 5/8" Diam. x 18" Length Steel Rebar W/ Yellow Plastic Cap Imprinted: "LEGRO 37532"
- Found Rebar W/ Yellow Plastic Cap Imprinted: "JUDY 7598". Date Last Visited July 22, 2002
- Found Nail and Brass Tag Imprinted: "LS 3475"
- Found Brass Disk in Concrete Monument Punched and Cased
- New Picket Fence on Property Line
- Found and Set refer to the date of this survey unless otherwise noted.
- All distances shown are in feet and decimals of a foot.

LOT AREAS

Lot 6 After B.L.A.: 10,525.5 sq.ft. = 0.242 Ac.  
Parcel 2 After B.L.A.: 9,390.4 sq.ft. = 0.216 Ac.

LAND USE ZONE CLASSIFICATION

(RD) Residential District

BOUNDARY LINE ADJUSTMENT APPROVAL

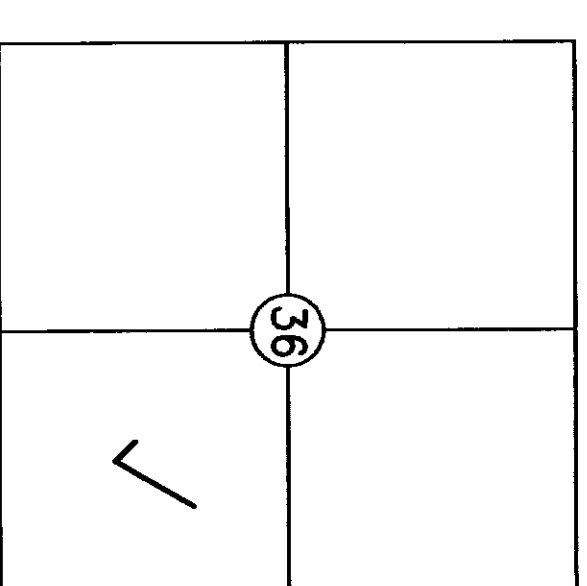
REVIEWED AND APPROVED IN ACCORDANCE WITH TOWN OF LA CONNER ORDINANCE No. 671 ON THIS 28 DAY OF April, 2005.

*John Doyle*  
JOHN DOYLE  
TOWN PLANNER

VICINITY MAP

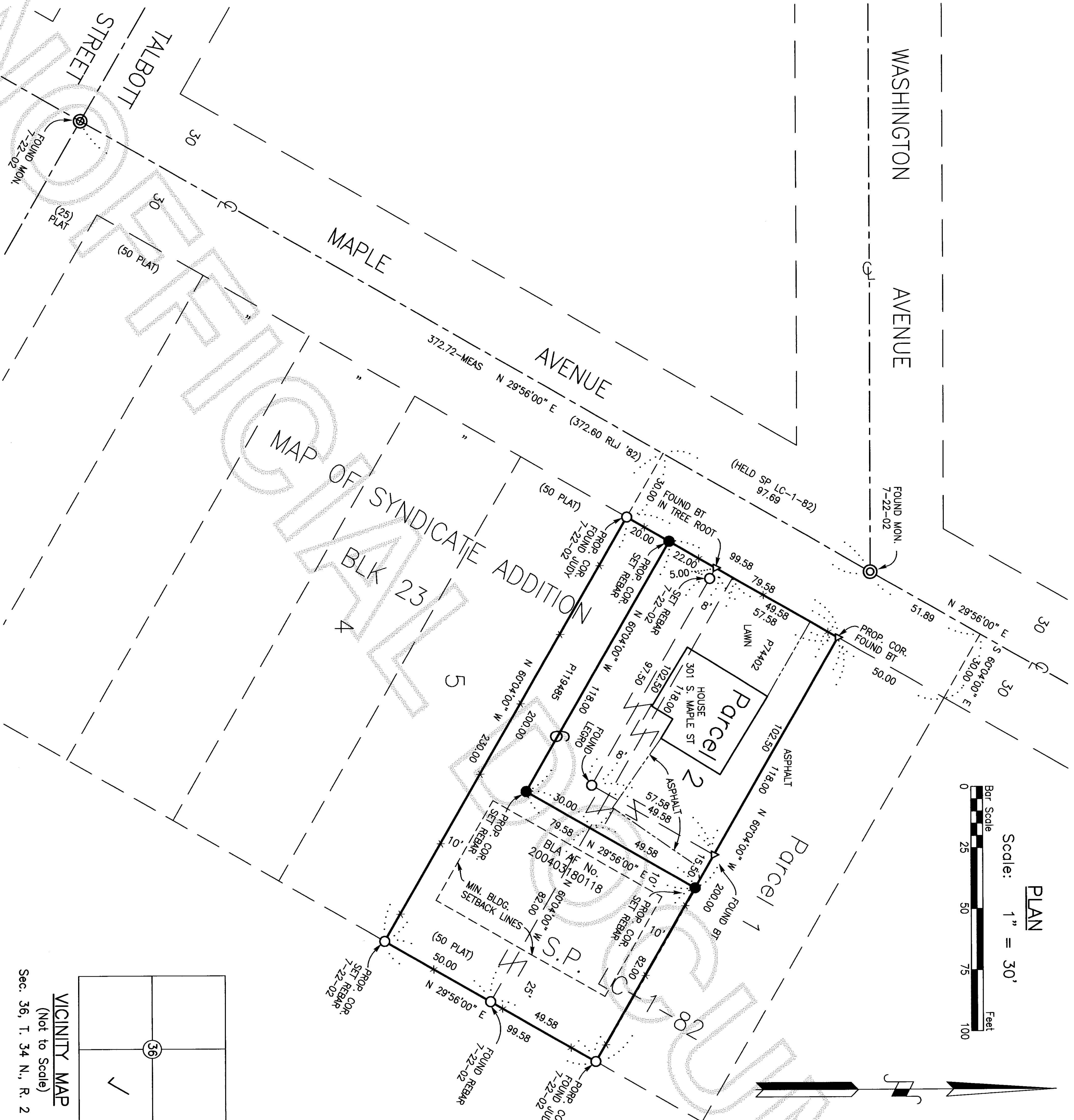
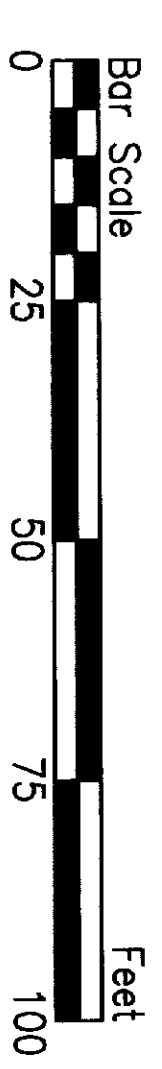
(Not to Scale)

Sec. 36, T. 34 N., R. 2 E.



PLAN

Scale: 1" = 30'



SURVEYOR'S CERTIFICATE

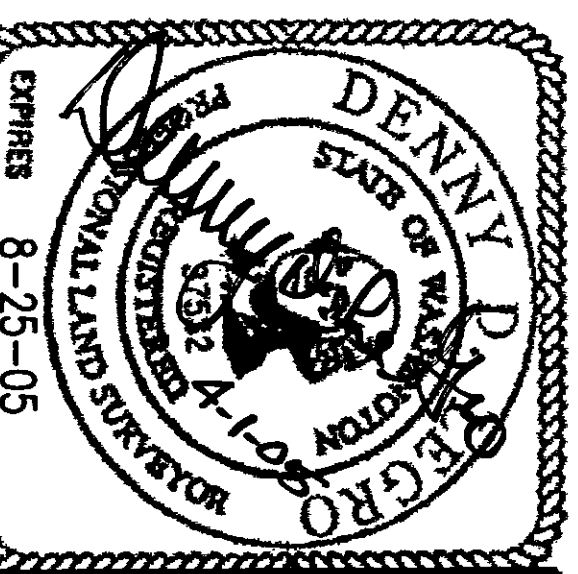
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act in March 2005 at the request of Linda Mallery.

LEGRO & ASSOCIATES  
Engineer & Land Surveyors  
815 Cleveland Avenue  
Mount Vernon, WA 98273  
Phone: (360) 336-3220

*Denny D. Legro*  
DENNY D. LEGRO  
Registered Professional  
Land Surveyor  
Lic. # 37532 Date: 4-1-05

RECORD OF SURVEY

*Valerigh Racanelli*  
LINDA MALLERY, ETAL. BOUNDARY LINE ADJUSTMENT  
LOT 6, BLK 23, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER" & PARCEL 2 OF S.P. NO. LC-1-82  
PTN. SE 1/4, SEC. 36, T. 34 N., R. 2 E.W.M.  
SKAGIT COUNTY, WASHINGTON





LEGAL DESCRIPTION

Lot 6 After Boundary Line Adjustment:  
(P119485)

Lot 6, Block 23, "Map of Syndicate Addition To the Town of La Conner, Skagit County, Washington" as per Plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington; EXCEPT that portion thereof described as follows:

Beginning at the Northwestern corner of said Lot 6, said point being also the Southwesterly corner of Parcel 2 of Short Plat No. LC-1-82, approved October 18, 1982 and recorded in Volume 6 of Short Plats at page 17 under Auditor's File No. 8210190012, records of Skagit County, Washington; thence S 60°04'00" E along the Northeastly line of said Lot 6 and the Southwesterly line of said Parcel 2, a distance of 118.00 feet; thence S 29°56'00" W, a distance of 30.00 feet; thence N 60°04'00" W along a line parallel with the Northeastly line of said Lot 6, a distance of 118.00 feet to a point on the Northeastly line of said Lot 6, being also the Southwesterly right-of-way line of Maple Avenue as per Plat; thence N 29°56'00" E along the Northwestly line of said Lot 6 and the Southeastly right-of-way line of Maple Avenue as per Plat, a distance of 30.00 feet to the point of beginning and containing 3,540 square feet, more or less.

TOGETHER WITH that portion of Parcel 2, Short Plat No. LC-1-82, approved October 18, 1982 and recorded in Volume 6 of Short Plats at page 17 under Auditor's File No. 8210190012, records of Skagit County, Washington described as follows:

Commencing at the Southwesterly corner of said Parcel 2, said point being also the Northwestly corner of Lot 6, Block 23, "Map of Syndicate Addition to the Town of La Conner, Skagit County, Washington" as per Plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington; thence S 60°04'00" E along the Southwesterly line of said Parcel 2 and the Northeastly line of said Lot 6, a distance of 118.00 feet to the TRUE POINT OF BEGINNING; thence continuing S 60°04'00" E along the Southeastly extension of said common boundary line, a distance of 82.00 feet to the Northeastly corner of said Parcel 2, said point being also the Northeastly corner of said Lot 6; thence N 29°56'00" E along the Southeastly line of said Parcel 2, a distance of 49.58 feet to the Northeastly corner thereof; thence N 60°04'00" W along the Northeastly line of said Parcel 2, a distance of 82.00 feet to a point which bears N 29°56'00" E, a distance of 49.58 feet from the True Point of Beginning; thence S 29°56'00" W, a distance of 49.58 feet to the True Point of Beginning and containing 4,065.6 square feet, more or less.

SUBJECT TO easements, reservations, restrictions, covenants and other instruments of record.

Situate in the Town of La Conner, County of Skagit, State of Washington.

LEGAL DESCRIPTION

Parcel 2 After Boundary Line Adjustment:  
(P74402)

Parcel 2, Short Plat No. LC-1-82, approved October 18, 1982 and recorded in Volume 6 of Short Plats at page 17 under Auditor's file No. 8210190012, records of Skagit County, Washington; EXCEPT that portion thereof described as follows:

Commencing at the Southwesterly corner of said Parcel 2, said point being also the Northwestly corner of Lot 6, Block 23, "Map of Syndicate Addition to the Town of La Conner, Skagit County, Washington" as per Plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington; thence S 60°04'00" E along the Southwesterly line of said Parcel 2 and the Northeastly line of said Lot 6, a distance of 118.00 feet to the TRUE POINT OF BEGINNING; thence continuing S 60°04'00" E along the Southeastly extension of said common boundary line, a distance of 82.00 feet to the Southwesterly corner of said Parcel 2, said point being also the Northeastly corner of said Lot 6; thence N 29°56'00" E along the Southeastly line of said Parcel 2, a distance of 49.58 feet to the Northeastly corner thereof; thence N 60°04'00" W along the Northeastly line of said Parcel 2, a distance of 82.00 feet to a point which bears N 29°56'00" E, a distance of 49.58 feet from the True Point of Beginning; thence S 29°56'00" W, a distance of 49.58 feet to the True Point of Beginning and containing 4,065.6 square feet, more or less.

TOGETHER WITH that portion of Lot 6, Block 23, "Map of Syndicate Addition to the Town of La Conner, Skagit County, Washington" as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington described as follows:

Beginning at the Northwestly corner of said Lot 6, said point being also the Southwesterly corner of Parcel 2 of Short Plat No. LC-1-82, approved October 18, 1982 and recorded in Volume 6 of Short Plats at page 17 under Auditor's File No. 8210190012, records of Skagit County, Washington; thence S 60°04'00" E along the Northeastly line of said Lot 6 and the Southwesterly line of said Parcel 2, a distance of 118.00 feet; thence S 29°56'00" W, a distance of 30.00 feet; thence N 60°04'00" W along a line parallel with the Northeastly line of said Lot 6, a distance of 118.00 feet to a point on the Northeastly line of said Lot 6, being also the Southwesterly right-of-way line of Maple Avenue as per Plat; thence N 29°56'00" E along the Northwestly line of said Lot 6 and the Southeastly right-of-way line of Maple Avenue as per Plat, a distance of 30.00 feet to the point of beginning and containing 3,540 square feet, more or less.

SUBJECT TO easements, reservations, restrictions, covenants and other instruments of record.

Situate in the Town of La Conner, County of Skagit, State of Washington.

NOTES

1. Lot line revisions and Legal Descriptions for this survey have been prepared in accordance with Town of La Conner Ord. No. 671 at the request of Linda Mallery and Verleigh Racanello and have been based upon that Quit Claim Deed between Verleigh Racanello, a single woman, Grantor and Verleigh Racanello, a single woman, and Linda A. Mallery, a single woman, Grantees by that instrument dated March 18, 2004 and recorded March 24, 2004 under Auditor's File No. 200403240093, records of Skagit County, Washington.
2. Basis of Bearing - Centerline of Maple Avenue as N 29°56'00" E - Assumed - based upon existing centerline monumentation.
3. For additional subdivision information refer to the following instruments: (1) Short Plat No. LC-1-82 recorded in Vol. 6 of Short Plats, page 17 under A.F. No. 8210190012 and (2) ALTA/ACSM Land Title Survey recorded under A.F. No. 200106250143, and (3) Boundary Line Adjustment for the Town of La Conner by Survey recorded under A.F. No. 200403180118, all records of Skagit County, Washington.
4. Survey Method: Field Traverse  
Instrumentation: TOPCON GTS-2B(20)  
Theodolite  
Min. Horiz. Circle Reading of 20"  
E.D.M.:  
Accuracy ± (5mm + 5ppm)
5. This survey was prepared without a full title report and as such does not purport to show all easements, restrictions and conditions of record affecting this property.
6. Existing Vehicular access to Parcel 1 and 2 of Short Plat LC-1-82 from Maple Avenue may be overlapping by usage. In accordance with W.A.C. Chapter 332.130, this survey may show occupational indicators. This Boundary Line Adjustment survey has only shown the relationship of lines of occupation to the deeded lines of record. No resolution of ownership based upon unwritten rights has been made or implied by this survey.

OWNERSHIP CONSENT

Know all men by these present that the undersigned owners certify that the BOUNDARY LINE ADJUSTMENT is made as a free act and deed, in witness whereof we have hereunto set our hands and seals this 1ST day of APRIL, 2005.

Verleigh Racanello  
VERLEIGH RACANELLO  
Linda A. Mallery  
LINDA A. MALLERY

ACKNOWLEDGEMENT

State of Washington } S.S.  
County of Skagit }

On this day personally appeared before me VERLEIGH RACANELLO, a single woman, to me known to be the individual who executed the within and foregoing instruments and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 1ST day of APRIL, 2005

Dennis D. Legro  
Notary Public in and for the State of Washington,  
residing at Mount Vernon

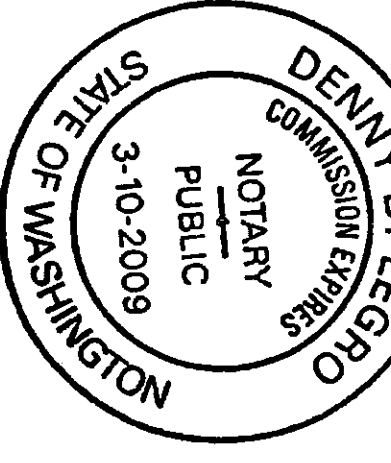
ACKNOWLEDGEMENT

State of Washington } S.S.  
County of Skagit }

On this day personally appeared before me LINDA A. MALLERY, a single woman, to me known to be the individual who executed the within and foregoing instruments and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 1ST day of APRIL, 2005

Dennis D. Legro  
Notary Public in and for the State of Washington,  
residing at Mount Vernon



RECORD OF SURVEY

LINDA MALLERY, ETAL. BOUNDARY LINE ADJUSTMENT  
LOT 6 , BLK 23, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER" & PARCEL 2 OF S.P. NO. LC-1-82  
PTN. SE 1/4, SEC. 36, T. 34 N., R. 2 E.W.M.  
SKAGIT COUNTY, WASHINGTON