

**After Recording Return To:**  
**SKAGIT LAW GROUP, PLLC**  
Attn: Brian E. Clark, Esq.  
P. O. Box 336  
Mount Vernon, WA 98273



200508110130  
Skagit County Auditor

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**AGREEMENT AND DEED FOR BOUNDARY LINE ADJUSTMENT**

**Property A:**

**Grantor:** HULBERT FARMS, INC., a Washington corporation

**Grantee:** ROBERT J. HULBERT, Co-Trustee  
DONALD SKRAITZ, Co-Trustee  
*of the Patricia M. Hulbert Testamentary Trust*

**Property B:**

**Grantor:** ROBERT J. HULBERT, Co-Trustee  
DONALD SKRAITZ, Co-Trustee  
*of the Patricia M. Hulbert Testamentary Trust*

**Grantee:** HULBERT FARMS, INC., a Washington corporation

**Legal Description:**

Abbreviated Form: Property A – Ptn SE ¼ of NE ¼, 14-33-3 E W.M.  
Property B – Ptn SE ¼ of NE ¼, 14-33-3 E W.M.

Additional on Pages: 7-12

**Assessor's Tax Parcel Nos:**

Property A: 330314-1-008-0002 (P15858)  
Property B: 330314-1-004-0006 (P15857) By

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 11 2005

Amount Paid \$  
Skagit Co. Treasurer:  
Deputy

**AGMT & DEED FOR BOUNDARY  
LINE ADJUSTMENT - 1**

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HULBERT FARMS, INC., a Washington corporation (hereinafter "PARTY OF THE FIRST PART-HFI"), and ROBERT J. HULBERT and DONALD SKRAITZ, Co-Trustees of the PATRICIA M. HULBERT TESTAMENTARY TRUST, UWD 10/15/73 (hereinafter referred to as "PARTY OF THE SECOND PART-PHT"), do hereby execute deeds for the purpose of establishing a new boundary between the parcels owned by each.

NOW, THEREFORE, the parties, in consideration of the mutual promises herein contained and for no monetary consideration, agree as follows:

1. The PARTY OF THE FIRST PART-HFI does hereby convey and quitclaim to the PARTY OF THE SECOND PART-PHT the following described real estate, situate in the County of Skagit, State of Washington, together with all after-acquired title of the PARTY OF THE FIRST PART-HFI therein:

**Boundary Line Adjustment-1:** That certain tract of land listed and described on Exhibit "A" attached and incorporated herein by reference as if fully set forth herein.

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

The above-described property will be combined and aggregated with contiguous property owned by the PARTY OF THE SECOND PART-PHT, legally described as follows:

**Property B:** That certain tract of land listed and described on Exhibit "D" attached and incorporated herein by reference as if fully set forth herein.

2. The PARTY OF THE SECOND PART-PHT does hereby convey and quitclaim to the PARTY OF THE FIRST PART-HFI the following described real estate situate in the County of Skagit, State of Washington, together with all after-acquired title of the PARTY OF THE SECOND PART-PHT therein:

**Boundary Line Adjustment-2:** That certain tract of land listed and described on Exhibit "B" attached and incorporated herein by reference as if fully set forth herein.

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

The above-described property will be combined or aggregated with contiguous property owned by the PARTY OF THE FIRST PART-HFI and legally described as follows:

AGMT & DEED FOR BOUNDARY  
LINE ADJUSTMENT - 2

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**Property A:** That certain tract of land listed and described on Exhibit "C" attached and incorporated herein by reference as if fully set forth herein.

3. As a consequence of the reciprocal deeding between the parties, *Property A* of the PARTY OF THE FIRST PART-**HFI** as combined and aggregated, and *Property B* of the PARTY OF THE SECOND PART-**PHT** are legally described as follows:

**Property A description following boundary line adjustment:**

That certain tract of land listed and described Exhibit "E" attached and incorporated herein by reference as if fully set forth herein.

**Property B description following boundary line adjustment:**

That certain tract of land listed and described Exhibit "F" attached and incorporated herein by reference as if fully set forth herein.

4. The parties have entered into the following agreement with respect to the sharing of costs, the relocation of encroaching structures, and the cost of installing property line fences:

- The PARTY OF THE FIRST PART-**HFI** shall be responsible for all legal, engineering, and recording fees and costs incurred in connection with the boundary line adjustment.
- The PARTY OF THE FIRST PART-**HFI** agrees, within thirty (30) days following written request by the PARTY OF THE SECOND PART-**PHT**, to relocate the playground equipment that currently encroaches on *Property B* of the PARTY OF THE SECOND PART-**PHT** to a position within the north boundary of *Property A* of the PARTY OF THE FIRST PART-**HFI**. PARTY OF THE FIRST PART-**HFI** shall be solely responsible for the costs associated with relocation of the playground equipment. Until such time as the playground equipment is relocated as provided herein, it is stipulated between the parties that the past and future use of the playground equipment is permissive and with the consent of the PARTY OF THE SECOND PART-**PHT**.
- PARTY OF THE FIRST PART-**HFI** and PARTY OF THE SECOND PART-**PHT** shall share equally in the reasonable cost associated with the installation of fences along their respective boundary lines if and when either party installs such fences.

AGMT & DEED FOR BOUNDARY

LINE ADJUSTMENT - 3

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5. The boundary line adjustments herein are for the sole purpose of eliminating existing encroachments through the establishment of new boundaries between properties of the PARTY OF THE FIRST PART-HFI and PARTY OF THE SECOND PART-PHT and are not for the purpose of creating additional building lots.

DATED this 8<sup>TH</sup> day of July, 2005.

PARTY OF THE FIRST PART-HFI:

HULBERT FARMS, INC.

By: James H. Hulbert  
Its President CEO  
Dated: 6/24/05

Attest: J.H. Hulbert  
Its Secretary  
Dated: 6/24/05

PARTY OF THE SECOND PART-PHT:

PATRICIA M. HULBERT TESTAMENTARY TRUST

By: Robert J. Hulbert Jr.  
Robert J. Hulbert, Co-Trustee  
Dated: 7/8/05

By: Donald Skraitz  
Donald Skraitz, Co-Trustee  
Dated: 6/23/05

**THE ABOVE-DESCRIBED PROPERTY TO BE CONVEYED BY EACH GRANTOR WILL BE COMBINED OR AGGREGATED WITH THE CONTIGUOUS PROPERTY OWNED BY THE RESPECTIVE GRANTEE. THESE BOUNDARY LINE ADJUSTMENTS ARE HEREBY APPROVED THIS 27 DAY OF July, 2005.**

COUNTY OF SKAGIT

By: Howe Roden  
Its Associate Planner

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LINE ADJUSTMENT - 4

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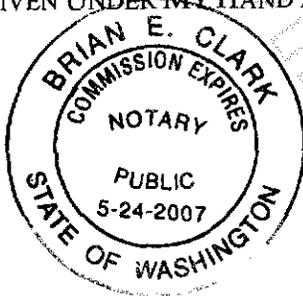
STATE OF WASHINGTON

COUNTY OF SKAGIT

ss.

I certify that I know or have satisfactory evidence that JAMES H. HULBERT and JACK D. HULBERT are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the <sup>C20</sup> President and Secretary, respectively, of **HULBERT FARMS, INC.**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 24<sup>th</sup> day of June 2005.



*[Handwritten Signature]*

Printed Name BRIAN E. CLARK  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 5/24/07

STATE OF WASHINGTON

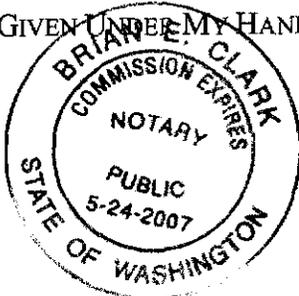
COUNTY OF SKAGIT

ss.

I certify that I know or have satisfactory evidence that **ROBERT J. HULBERT, SR.** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged *individually and as Co-Trustee of the Patricia M. Hulbert Testamentary Trust*, to be the free and voluntary act of such party(-ies) for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this

27<sup>th</sup> day of July



*[Handwritten Signature]*

Printed Name Brian E. Clark  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 5/24/07

AGMT & DEED FOR BOUNDARY

LINE ADJUSTMENT - 5

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STATE OF WASHINGTON

COUNTY OF Snohomish

SS.

I certify that I know or have satisfactory evidence that **DONALD SKRAITZ** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged as **Co-Trustee of the Patricia M. Hulbert Testamentary Trust**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 23rd day of June, 2005



Y A M I N G Z H O U  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 02-28-2009

AGMT & DEED FOR BOUNDARY

LINE ADJUSTMENT - 6

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**EXHIBIT "A"**

(BLA-1: Legal Description for Property Conveyed by Hulbert Farms, Inc.  
to the Patricia Hulbert Testamentary Trust)

**BLA 1  
Hulbert farms Inc to Patricia Hulbert Trust**

That portion of the of the Southeast 1/4 of the Northeast 1/4 of Section 14,  
Township 33 North, Range 3 East, W.M., described as follows:

Commencing at the Southeast corner of the Northeast quarter of said Section 14  
(East ¼ Corner);  
thence North 89°19'14" West along the South line of said Northeast quarter a  
distance of 1319.34 feet to the Southwest corner of said Southeast quarter of the  
Northeast quarter;  
thence North 00°50'08" East along the West line of said subdivision, a distance  
of 262.89 feet to the TRUE POINT OF BEGINNING;  
thence continue North 00°50'08" East a distance of 8.11 feet;  
thence South 89°19'14" East a distance of 243 feet;  
thence South 00°50'08" West a distance of 8.11 feet;  
thence North 89°19'14" West a distance of 243.00 feet to the TRUE POINT OF  
BEGINNING.

Situate in the County of Skagit, State of Washington.

Basis of Bearing:

Short Plat PL-03-0661 filed under Auditor's File Number 200311200115.

**AGMT & DEED FOR BOUNDARY**

**LINE ADJUSTMENT - 7**

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**EXHIBIT "B"**

(BLA-2: Legal Description for Property Conveyed by the Patricia Hulbert Testamentary Trust to Hulbert Farms, Inc.)

**BLA 2**

**Patricia Hulbert Trust to Hulbert Farms Inc**

That portion of the of the Southeast 1/4 of the Northeast 1/4 of Section 14, Township 33 North, Range 3 East, W.M., described as follows:

Commencing at the Southeast corner of the Northeast quarter of said Section 14 (East ¼ Corner);  
thence North 89°19'14" West along the South line of said Northeast quarter a distance of 1319.34 feet to the Southwest corner of said Southeast quarter of the Northeast quarter;  
thence North 00°50'08" East along the West line of said subdivision, a distance of 271 feet;  
thence South 89°19'14" East a distance of 243 feet;  
thence South 00°50'08" West a distance of 8.11 feet to the TRUE POINT OF BEGINNING;  
thence continue South 00°50'08" West a distance of 262.89 feet to the South line of said subdivision;  
thence South 89°19'14" East along said South line of said subdivision, a distance of 7.50 feet;  
thence North 00°50'08" East a distance of 262.89 feet;  
thence North 89°19'14" West a distance of 7.50 feet to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

Basis of Bearing:

Short Plat PL-03-0661 filed under Auditor's File Number 200311200115.

**AGMT & DEED FOR BOUNDARY**

**LINE ADJUSTMENT - 8**

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**EXHIBIT "C"**

(Legal Description for Property B of PARTY OF THE FIRST PART-HFI  
Pre-Boundary Line Adjustment)

**Hulbert Farms, Inc  
Quit Claim Deed, AF No. 645611**

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 14, Township 33 North, Range 3 East of W.M., described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 14;

thence North along the West line of said sub-division, a distance of 271 feet;

thence East 243 feet;

thence South a distance of 271 feet, more or less, to the South boundary of said sub-division;

thence Westerly along the South boundary of said sub-division, a distance of 243 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

**AGMT & DEED FOR BOUNDARY**

**LINE ADJUSTMENT - 9**

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**EXHIBIT "D"**

(Legal Description for Property B of PARTY OF THE SECOND PART-PHT  
Pre-Boundary Line Adjustment)

**Patricia M. Hulbert Family Trust**  
**Q.C.D. Parcel "B" (Fir Island) AF No. 9104150072**

The East half of the Northeast quarter of Section 14, Township 33 North, Range 3 East, W.M.,  
EXCEPT dike and ditch rights of way, and  
EXCEPT that portion of the Southeast quarter of the Northeast quarter of Section 14, described as follows:

Commencing at the Southwest corner of the Southeast quarter of the Northeast quarter of Section 14;  
thence North along the West line of said subdivision, a distance of 271 feet;  
thence East 243 feet;  
thence South a distance of 271 feet, more or less, to the South boundary of said subdivision;  
thence Westerly along the South boundary of said subdivision, a distance of 243 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

**AGMT & DEED FOR BOUNDARY**

**LINE ADJUSTMENT - 10**

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**EXHIBIT "E"**

(Legal Description for Property A of PARTY OF THE FIRST PART-HFI  
Post-Boundary Line Adjustment)

That portion of the of the Southeast 1/4 of the Northeast 1/4 of Section 14,  
Township 33 North, Range 3 East, W.M., described as follows:

Commencing at the Southeast corner of the Northeast quarter of said Section 14  
(East ¼ Corner);  
thence North 89°19'14" West along the South line of said Northeast quarter a  
distance of 1319.34 feet to the Southwest corner of said Southeast quarter of the  
Northeast quarter and the TRUE POINT OF BEGINNING;  
thence North 00°50'08" East along the West line of said subdivision, a distance  
of 262.89 feet;  
thence South 89°19'14" East parallel with the South line of said subdivision a  
distance of 250.50 feet;  
thence South 00°50'08" West a distance of 262.89 feet to said South line of said  
subdivision;  
thence North 89°19'14" West along said south line of said subdivision, a distance  
of 250.50 feet to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

Basis of Bearing:

Short Plat PL-03-0661 filed under Auditor's File Number 200311200115.

**AGMT & DEED FOR BOUNDARY**

**LINE ADJUSTMENT - 11**

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**EXHIBIT "F"**

(Legal Description for Property B of PARTY OF THE SECOND PART-**PHT**  
Post-Boundary Line Adjustment)

**Patricia M. Hulbert Family Trust BLA Lot**

The East half of the Northeast quarter of Section 14, Township 33 North, Range 3 East, W.M.,  
EXCEPT dike and ditch rights of way, and  
EXCEPT that portion of the Southeast quarter of the Northeast quarter of Section 14, described as follows:

Commencing at the Southeast corner of the Northeast quarter of said Section 14 (East ¼ Corner);  
thence North 89°19'14" West along the South line of said Northeast quarter a distance of 1319.34 feet to the Southwest corner of said Southeast quarter of the Northeast quarter and the TRUE POINT OF BEGINNING;  
thence North 00°50'08" East along the West line of said subdivision, a distance of 262.89 feet;  
thence South 89°19'14" East parallel with the South line of said subdivision a distance of 250.50 feet;  
thence South 00°50'08" West a distance of 262.89 feet to said South line of said subdivision;  
thence North 89°19'14" West along said south line of said subdivision, a distance of 250.50 feet to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

**AGMT & DEED FOR BOUNDARY**

**LINE ADJUSTMENT - 12**

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