

AFTER RECORDING RETURN TO:



200508230156

Skagit County Auditor

8/23/2005 Page

1 of 10 4:14PM

Name: _____

Address: _____

City, State, Zip _____

Grantor.	REORGANIZED CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
Grantee.	RATFIELD, Timothy D. and Susan
Abbrev. Leg.	Ptn. of Gov. Lot 1, Sec. 25, T36N, R2E, W.M.
Tax Parcel Nos.	360225-0-002-0005/P46952; 360236-2-001-0009/P47474; 360225-0-003-0004/P46953; 360236-2-002-0008/P47475

QUIT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT

RECITALS

REORGANIZED CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, an Iowa corporation, is owner of the real property currently described on EXHIBIT A (the "Church property"), which is attached hereto and by this reference incorporated herein.

TIMOTHY D. RATFIELD and SUSAN RATFIELD, husband and wife, are owners of the real property currently described on EXHIBIT B (the "Ratfield property"), which is attached hereto and by this reference incorporated herein.

The above named owners wish to adjust the boundaries to their properties by transferring a portion of the Church property to the Ratfield property. That portion of the Church property described as "Tract X" on EXHIBIT C will be adjusted to the Ratfield property.

A sketch is attached hereto as EXHIBIT D.

Following the adjustment, the Church property will be as described on EXHIBIT E, attached hereto and incorporated by this reference, and the Ratfield property will be as described on EXHIBIT F, which is attached hereto and incorporated by this reference.

THEREFORE:

THE GRANTOR, REORGANIZED CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, an Iowa corporation, for and in consideration of Ten and NO/100 Dollars (\$10.00) and other valuable consideration in hand paid, convey and quitclaim to:

THE GRANTEES, TIMOTHY D. RATFIELD and SUSAN RATFIELD, husband and wife, those parcels of real property described as "Tract X" on EXHIBIT C,

ChurchLDS/Ratfield/BLADeed

which is attached hereto and by this reference incorporated herein, together with all after acquired title of the Grantor therein.

The above described property (boundary adjustment parcel described on EXHIBIT C) will be combined or aggregated with contiguous property owned by the Grantees (described on EXHIBIT B). This boundary line adjustment is not for the purpose of creating an additional building lot.

Dated: August 4, 2005.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

4569
AUG 23 2005

Amount Paid \$
By Skagit Co. Treasurer Deputy

REORGANIZED CHURCH OF JESUS CHRIST
OF LATTER DAY SAINTS

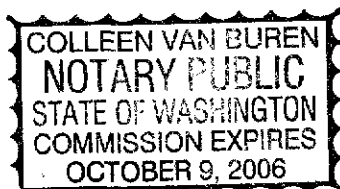
By: Glen Fishel President of Board of Directors

Print Name and Title: GLEN FISHEL

STATE OF WASHINGTON ss
COUNTY OF SKAGIT

On this day personally appeared before me GLEN FISHEL, to me known to be the PRES. of Bd of Dir. of REORGANIZED CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, an Iowa corporation, who executed the within and foregoing instrument, said individual acknowledged said instrument to be the free and voluntary act and deed of said non-profit organization, for the uses and purposes therein mentioned, and on oath stated that HE/SHE was authorized to execute said instrument.

Dated: August 4, 2005.



Colleen Van Buren

Printed Name: COLLEEN VAN BUREN
NOTARY PUBLIC in and for the State of
Washington, residing at Bow

My appointment expires: OCT 9, 2006

ChurchLDS/Ratfield/BLADeed

2



200508230156
Skagit County Auditor

8/23/2005 Page

2 of 10 4:14PM

EXHIBIT A Church Property

Government Lot one (1), Section Twenty-five (25), Township Thirty-six (36) North, Range Two (2) East of the Willamette Meridian, EXCEPT the West 564.7 feet thereof and EXCEPT the following described tracts therein:

(1) A tract conveyed to Ethan A. Scott and Elmer F. Scott by deed dated July 26, 1930, and recorded August 8, 1930, in Volume 155 of deeds page 374, of the records of Skagit County, described as follows: Beginning at a point on the United States Government meander line from which the meander corner to fractional Sections 25 and 26, Township 36 North, Range 2 East of the Willamette Meridian bears by the following courses and distances following said meander line, to-wit: North $81^{\circ}31'$ West 7 chains; North $86^{\circ}30'$ West 12.5 chains; North 76° West 9 chains; West 4.5 chains and South 79° West 12.34 chains to the Initial point; thence from initial point South $81^{\circ}31'$ East 2 chains; thence South 13° West 1.5 chains; thence South 34° West 6.5 chains; thence South 46° West 8 chains; thence North $30^{\circ}21'$ East 14.95 chains to the initial point.

(2) Beginning at a point which bears from the Southwest corner of Lot 1, said Section, as follows: North $0^{\circ}19'$ East 1010 feet; thence South $89^{\circ}41'$ East 400 feet; South $89^{\circ}16'$ East 1250 feet and South 120 feet; thence from said point running North $89^{\circ}16'$ West to intersect with the West line of Lot 1, said section; thence North along the West line of Lot 1 to the shore line of Bellingham Bay; thence Easterly along the shore line of Bellingham Bay to a point due North of the place of beginning; thence South to the place of beginning.

Also:

The Northeast quarter (NE $1/4$) of the Northwest quarter (NW $1/4$) of Section Thirty-six (36), Township Thirty-six (36) North, Range Two (2) East of the Willamette Meridian, EXCEPT the West 564.7 feet thereof;

Government Lots One (1) and Two (2), Section Thirty-six (36), Township Thirty-six (36) North, Range Two (2) East of the Willamette Meridian, EXCEPT the following described tract:

All that part of Lot 1 lying East of a North and South line surveyed across said lot by H. M. Wellman in the fall of 1915, upon which line a permanent wire fence is constructed, and said line is also marked by a cross upon a stone set firmly in the ground at a point on a line with the Northerly end of the dwelling house belonging to said grantors and situated on said lot West of said line, said stone being 191.2 feet Easterly from the Northeast corner of said house and being within 100 feet of and South from the North bank of said lot above high water mark; and also by post set in the ground on the Southerly bank of said lot on said North and South line and within 100 feet of and North from high water mark on said Southerly bank.

EXCLUDING from all of the above described tracts all of Blocks 5 (including tract designated as "B"); and 7 of Freestad's Plat, First Division, as recorded in the office of the Auditor of Skagit County.



EXHIBIT B
Ratfield Property

PARCEL "A"

The West 564.7 feet of the South 890 feet of Government Lot 1, Section 25, Township 36 North, Range 2 East W.M., EXCEPT that portion, if any, lying within the boundaries of the as built and existing County road commonly known as Blue Heron Road and as the same was conveyed to Skagit County by deed dated January 16, 1956 and recorded February 3, 1956 under Auditor's File No. 531171, records of Skagit County.

ALSO, that portion of Government Lot 2, Section 25, Township 36 North, Range 2 East W.M. lying South and East of the following described line:

Beginning at the Northwest corner of said Lot 2; thence Easterly along the Northerly line of said Lot to the Northeast corner of the tract conveyed to Terence McCarty by deed dated April 6, 1883, and recorded in Volume 3 of Deeds, page 653, records of Skagit County; thence North 85°59' East 739 feet; thence South 77°03' East 324.1 feet; thence South 1°31' West 125.6 feet to the true point of beginning; thence South 84°16' West 1001.7 feet; thence South 958.52 feet to the South line of Lot 2 aforesaid and terminal point of said line.

EXCEPTING from the above described premises the following described tracts:

- 1.) A 30 foot strip along and adjoining the South line of that certain tract as conveyed to James T. Squires by deed dated July 12, 1927 and recorded July 27, 1927 in Volume 144 of Deeds, page 39, records of Skagit County, said 30 foot strip being reserved by William Hayton and Nellie J. Hayton in instrument dated November 29, 1938 and recorded February 27, 1939 under Auditor's File No. 310384 in Volume 176 of Deeds, page 336, records of Skagit County.
- 2.) The West 460 feet thereof (as measured along the South line of Lot 2).
- 3.) Beginning at the Northwest corner of those premises conveyed to Lewis S. Ratfield and Rowena Ratfield, his wife, by deed dated September 28, 1944, filed September 28, 1944 as File No. 374766 and recorded in Volume 196 of Deeds, at page 79 (being the second described premises in said deed); thence South along the West line of said Ratfield premises 10 feet, more or less, to an existing fence line and the true point of beginning; thence South along the West line of said Ratfield premises 208.9 feet; thence East parallel with said fence line 208.9 feet; thence North parallel with the West line of said Ratfield premises 208.9 feet to said fence line; thence West along said fence line 208.9 feet to the true point of beginning.
- 4.) That portion, if any, lying within the as built and existing County Road.

PARCEL "C"

The West 564.7 feet of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 36, Township 36 North, Range 2 East W.M., EXCEPT rights of way for public and private roads.



EXHIBIT C
Boundary Line Adjustment Parcel

A portion of the Northeast Quarter of the Northwest Quarter of Section 36, Township 36 North, Range 2 East, W.M., and Government Lot 1 of Section 25, Township 36 North, Range 2 East, W.M., being more particularly described as follows:

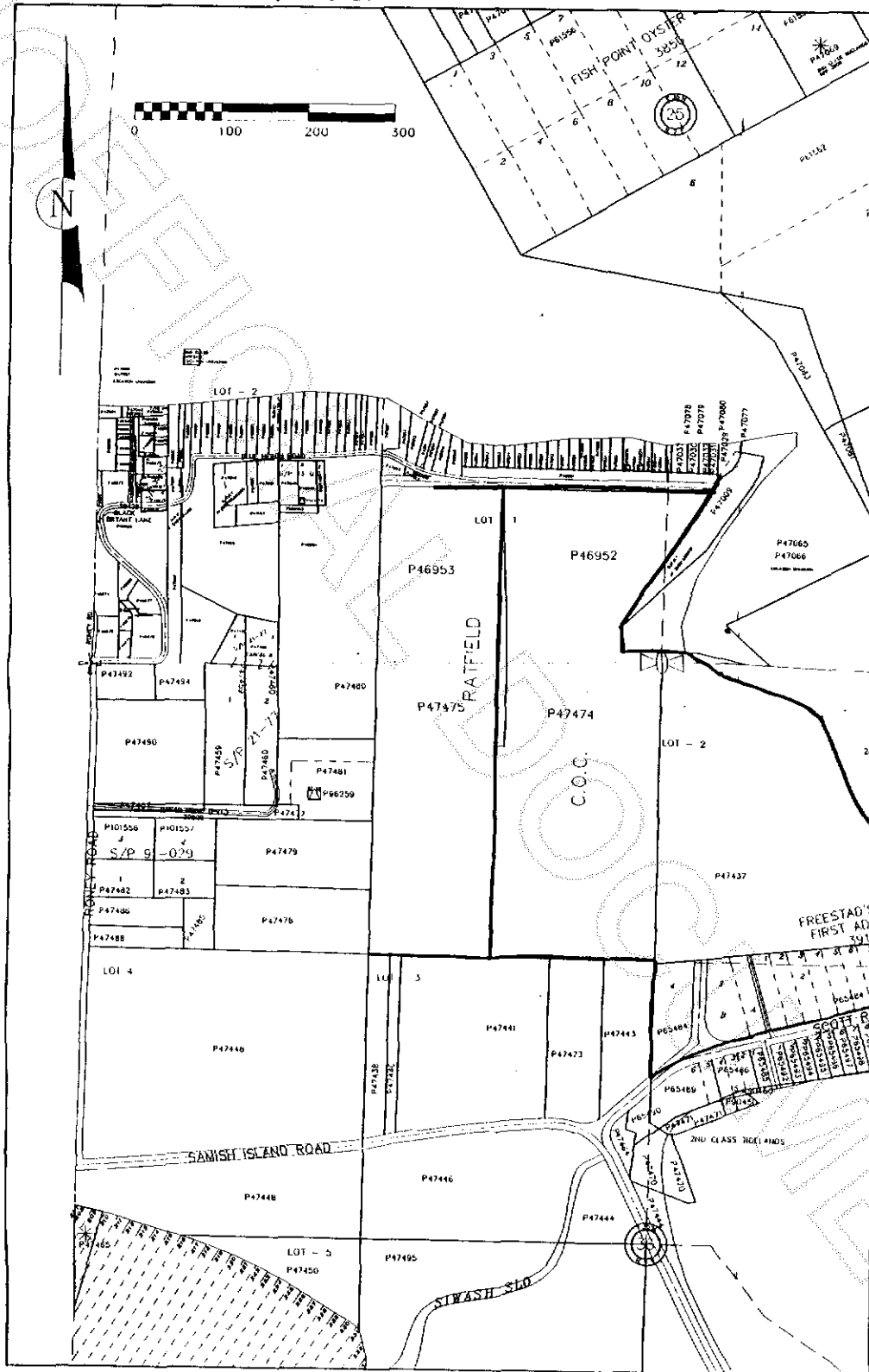
Commencing at the Southwest corner of said Government Lot 1, Section 25, Township 36 North, Range 2 East, W.M; thence South 88 Degrees 14'03" East along the South line of said Government Lot 1 a distance of 564.79 feet to the East line of the West 564.7 feet of said Government Lot 1, being the TRUE POINT OF BEGINNING; thence North 2 Degrees 48'46" East along the East line of said West 564.7 feet a distance of 878.07 feet; thence South 2 Degrees 13'10" East a distance of 184.77 feet; thence South 2 Degrees 15'16" West a distance of 336.46 feet; thence South 0 Degrees 51'48" West a distance of 357.20 feet; thence South 0 Degrees 38'48" West a distance of 393.31 feet; thence North 88 Degrees 43'07" West a distance of 36.07 feet to the East line of the West 564.7 feet of the said Northeast Quarter of the Northwest Quarter of said Section 36; thence North 1 Degree 16'52" East along said East line of the West 564.7 feet, a distance of 393.56 feet to the North line of said Section 36; thence South 88 Degrees 14'03" East a distance of 0.07 feet to the TRUE POINT OF BEGINNING.

Area 29,965 Square Feet (.69 acres)

Said parcel to be combined and aggregated with adjacent property to the West and is not for the purpose of creating an additional building lot.



EXHIBIT D Sketch



ChurchLDS/Ratfield/BLADeod

6



200508230156

Skagit County Auditor

8/23/2005 Page

6 of 10 4:14PM

EXHIBIT E
Church Property After Boundary Line Adjustment

Government Lot one (1), Section Twenty-five (25), Township Thirty-six (36) North, Range Two (2) East of the Willamette Meridian, EXCEPT the West 564.7 feet thereof and EXCEPT the following described tracts therein:

(1) A tract conveyed to Ethan A. Scott and Elmer F. Scott by deed dated July 26, 1930, and recorded August 8, 1930, in Volume 155 of deeds page 374, of the records of Skagit County, described as follows: Beginning at a point on the United States Government meander line from which the meander corner to fractional Sections 25 and 26, Township 36 North, Range 2 East of the Willamette Meridian bears by the following courses and distances following said meander line, to-wit: North 81°31' West 7 chains; North 86°30' West 12.5 chains; North 76° West 9 chains; West 4.5 chains and South 79° West 12.34 chains to the Initial point; thence from initial point South 81°31' East 2 chains; thence South 13° West 1.5 chains; thence South 34° West 6.5 chains; thence South 46° West 8 chains; thence North 30°21' East 14.95 chains to the initial point.

(2) Beginning at a point which bears from the Southwest corner of Lot 1, said Section, as follows: North 0°19' East 1010 feet; thence South 89°41' East 400 feet; South 89°16' East 1250 feet and South 120 feet; thence from said point running North 89°16' West to intersect with the West line of Lot 1, said section; thence North along the West line of Lot 1 to the shore line of Bellingham Bay; thence Easterly along the shore line of Bellingham Bay to a point due North of the place of beginning; thence South to the place of beginning.

Also:

The Northeast quarter (NE 1/4) of the Northwest quarter (NW 1/4) of Section Thirty-six (36), Township Thirty-six (36) North, Range Two (2) East of the Willamette Meridian, EXCEPT the West 564.7 feet thereof;

Government Lots One (1) and Two (2), Section Thirty-six (36), Township Thirty-six (36) North, Range Two (2) East of the Willamette Meridian, EXCEPT the following described tract:

All that part of Lot 1 lying East of a North and South line surveyed across said lot by H. M. Wellman in the fall of 1915, upon which line a permanent wire fence is constructed, and said line is also marked by a cross upon a stone set firmly in the ground at a point on a line with the Northerly end of the dwelling house belonging to said grantors and situated on said lot West of said line, said stone being 191.2 feet Easterly from the Northeast corner of said house and being within 100 feet of and South from the North bank of said lot above high water mark; and also by post set in the ground on the Southerly bank of said lot on said North and South line and within 100 feet of and North from high water mark on said Southerly bank.

EXCLUDING from all of the above described tracts all of Blocks 5 (including tract designated as "B"), 6 and 7 of Freestad's Plat, First Division, as recorded in the office of the Auditor of Skagit County.



Exhibit E, Continued

EXCEPT the following described "Tract X"

Tract X

A portion of the Northeast Quarter of the Northwest Quarter of Section 36, Township 36 North, Range 2 East, W.M., and Government Lot 1 of Section 25, Township 36 North, Range 2 East, W.M., being more particularly described as follows:

Commencing at the Southwest corner of said Government Lot 1, Section 25, Township 36 North, Range 2 East, W.M; thence South 88 Degrees 14'03" East along the South line of said Government Lot 1 a distance of 564.79 feet to the East line of the West 564.7 feet of said Government Lot 1, being the TRUE POINT OF BEGINNING; thence North 2 Degrees 48'46" East along the East line of said West 564.7 feet a distance of 878.07 feet; thence South 2 Degrees 13'10" East a distance of 184.77 feet; thence South 2 Degrees 15'16" West a distance of 336.46 feet; thence South 0 Degrees 51'48" West a distance of 357.20 feet; thence South 0 Degrees 38'48" West a distance of 393.31 feet; thence North 88 Degrees 43'07" West a distance of 36.07 feet to the East line of the West 564.7 feet of the said Northeast Quarter of the Northwest Quarter of said Section 36; thence North 1 Degree 16'52" East along said East line of the West 564.7 feet, a distance of 393.56 feet to the North line of said Section 36; thence South 88 Degrees 14'03" East a distance of 0.07 feet to the TRUE POINT OF BEGINNING

Said parcel to be combined and aggregated with adjacent property to the West and is not for the purpose of creating an additional building lot. Said parcel contains 29,964 square feet.



EXHIBIT F
Ratfield Property After Boundary Line Adjustment

PARCEL "A"

The West 564.7 feet of the South 890 feet of Government Lot 1, Section 25, Township 36 North, Range 2 East W.M., EXCEPT that portion, if any, lying within the boundaries of the as built and existing County road commonly known as Blue Heron Road and as the same was conveyed to Skagit County by deed dated January 16, 1956 and recorded February 3, 1956 under Auditor's File No. 531171, records of Skagit County.

ALSO, that portion of Government Lot 2, Section 25, Township 36 North, Range 2 East W.M. lying South and East of the following described line:

Beginning at the Northwest corner of said Lot 2; thence Easterly along the Northerly line of said Lot to the Northeast corner of the tract conveyed to Terence McCarty by deed dated April 6, 1883, and recorded in Volume 3 of Deeds, page 653, records of Skagit County; thence North 85°59' East 739 feet; thence South 77°03' East 324.1 feet; thence South 1°31' West 125.6 feet to the true point of beginning; thence South 84°16' West 1001.7 feet; thence South 958.52 feet to the South line of Lot 2 aforesaid and terminal point of said line.

EXCEPTING from the above described premises the following described tracts:

- 1.) A 30 foot strip along and adjoining the South line of that certain tract as conveyed to James T. Squires by deed dated July 12, 1927 and recorded July 27, 1927 in Volume 144 of Deeds, page 39, records of Skagit County, said 30 foot strip being reserved by William Hayton and Nellie J. Hayton in instrument dated November 29, 1938 and recorded February 27, 1939 under Auditor's File No. 310384 in Volume 176 of Deeds, page 336, records of Skagit County.
- 2.) The West 460 feet thereof (as measured along the South line of Lot 2).
- 3.) Beginning at the Northwest corner of those premises conveyed to Lewis S. Ratfield and Rowena Ratfield, his wife, by deed dated September 28, 1944, filed September 28, 1944 as File No. 374756 and recorded in Volume 196 of Deeds, at page 79 (being the second described premises in said deed); thence South along the West line of said Ratfield premises 10 feet, more or less, to an existing fence line and the true point of beginning; thence South along the West line of said Ratfield premises 203.9 feet; thence East parallel with said fence line 208.9 feet; thence North parallel with the West line of said Ratfield premises 208.9 feet to said fence line; thence West along said fence line 203.9 feet to the true point of beginning.

- 4.) That portion, if any, lying within the as built and existing County Road.

PARCEL "C":

The West 564.7 feet of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 36, Township 36 North, Range 2 East W.M., EXCEPT rights of way for public and private roads.



Exhibit F, continued:

TOGETHER WITH the following described "Tract X:"

Tract X

A portion of the Northeast Quarter of the Northwest Quarter of Section 36, Township 36 North, Range 2 East, W.M., and Government Lot 1 of Section 25, Township 36 North, Range 2 East, W.M., being more particularly described as follows:

Commencing at the Southwest corner of said Government Lot 1, Section 25, Township 36 North, Range 2 East, W.M; thence South 88 Degrees 14'03" East along the South line of said Government Lot 1 a distance of 564.79 feet to the East line of the West 564.7 feet of said Government Lot 1, being the TRUE POINT OF BEGINNING; thence North 2 Degrees 48'46" East along the East line of said West 564.7 feet a distance of 878.07 feet; thence South 2 Degrees 13'10" East a distance of 184.77 feet; thence South 2 Degrees 15'16" West a distance of 336.46 feet; thence South 0 Degrees 51'48" West a distance of 357.20 feet; thence South 0 Degrees 38'48" West a distance of 393.31 feet; thence North 88 Degrees 43'07" West a distance of 36.07 feet to the East line of the West 564.7 feet of the said Northeast Quarter of the Northwest Quarter of said Section 36; thence North 1 Degree 16'52" East along said East line of the West 564.7 feet, a distance of 393.56 feet to the North line of said Section 36; thence South 88 Degrees 14'03" East a distance of 0.07 feet to the TRUE POINT OF BEGINNING.

The above described property is to be combined or aggregated with contiguous property to the West owned by the Grantee (Parcel No. P46953 and P47475). 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: How Roeder
Title: Associate Planner

Date: 8/4/2005

