

When recorded return to:

Jack R. Wallace
G & D Wallace Inc.
P O Box 405
Burlington, WA 98233

Recorded at the request of:
First American Title
File Number: B87632



200604200079
Skagit County Auditor

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Statutory Warranty Deed

THE GRANTOR Robert L. Lundy and D.B. Lundy, Trustees of the Robert and Deborah Lundy Living Trust dated September 30, 1996 for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **G & D Wallace Inc** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 10, Township 35, Range 3; Ptn. South ½ - NE

FIRST AMERICAN TITLE CO.
B87632E

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P34010, P34015, P34016, 350310-1-007-0005, 350310-1-010-0000, 350310-1-011-0009

SUBJECT TO: Right-of-way of Drainage District No. 16 along the Southerly boundary.

"The property described herein will be combined or aggregated with contiguous property to the South, owned by the Grantee and presently taxed as Parcel Nos. P34038 and P34033. This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by Alice Roeder of the Skagit County Planning Department" 4/14/2006

Dated March 24, 2006

Robert and Deborah Lundy Living Trust

1860
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

By: Robert L. Lundy, Trustee

By: D.B. Lundy, Trustee

APR 20 2006

Amount Paid \$ 2707.04
Skagit Co. Treasurer
By: [Signature] Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert L. Lundy and D.B. Lundy are the persons who appeared before me, and said person(s) acknowledged that they signed this instrument as the Trustees of the Robert and Deborah Lundy Living Trust dated September 30, 1996 and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3-27-06

Sandra Olson
Notary Public in and for the State of Washington
Residing at Burlington WA
My appointment expires: 2-28-07

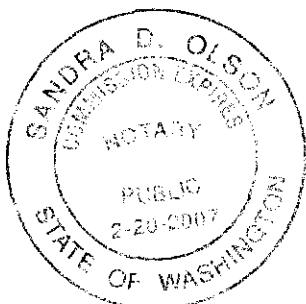


EXHIBIT "C"

Proposed G & D Wallace, Inc.,
Tax Parcel No's. P34038 & P34033

LEGAL DESCRIPTION

(AFTER BOUNDARY LINE ADJUSTMENT)

PARCEL "J":

The North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 10, Township 35 North, Range 3 East, W.M., EXCEPT the West 340 feet of the South 240 feet thereof, EXCEPT the West 40 feet thereof for County Road, as the same was conveyed to Skagit County by Deed dated March 27, 1911, and recorded February 27, 1913, under Auditor's File No. 95356, in Volume 91 of Deeds, Page 323, records of Skagit County, Washington, AND EXCEPT ditch rights-of-way.

PARCEL "B":

The North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 10, Township 35 North, Range 3 East, W.M., EXCEPT road and ditch rights-of-way.

PARCEL "X":

The West 429 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, Township 35 North, Range 3 East, W.M.,

EXCEPT all that portion thereof, if any, lying within the East 891 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$.

Situate in the County of Skagit, State of Washington.

PARCEL "Y":

The Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, Township 35 North, Range 3 East, W.M., lying East of Thomas Road,

EXCEPT the North 429 feet thereof,

ALSO EXCEPT all that portion thereof described as follows:

Beginning at the intersection with the East line of Thomas Road and the South line of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 10; thence South $89^{\circ}21'45''$ East along the South line of said subdivision for 536.93 feet; thence North $0^{\circ}07'47''$ West parallel with the West line of said subdivision for 905.50 feet, more or less, to the South line of the North 429 feet of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 10; thence North $89^{\circ}30'46''$ West along the South line of said North 429 feet for 536.91 feet, more or less, to the East line of Thomas Road;



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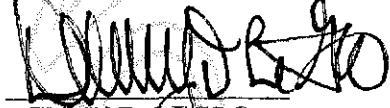
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thence South 0°07'47" East along the East line of said road for 904.10 feet, more or less, to the point of beginning.

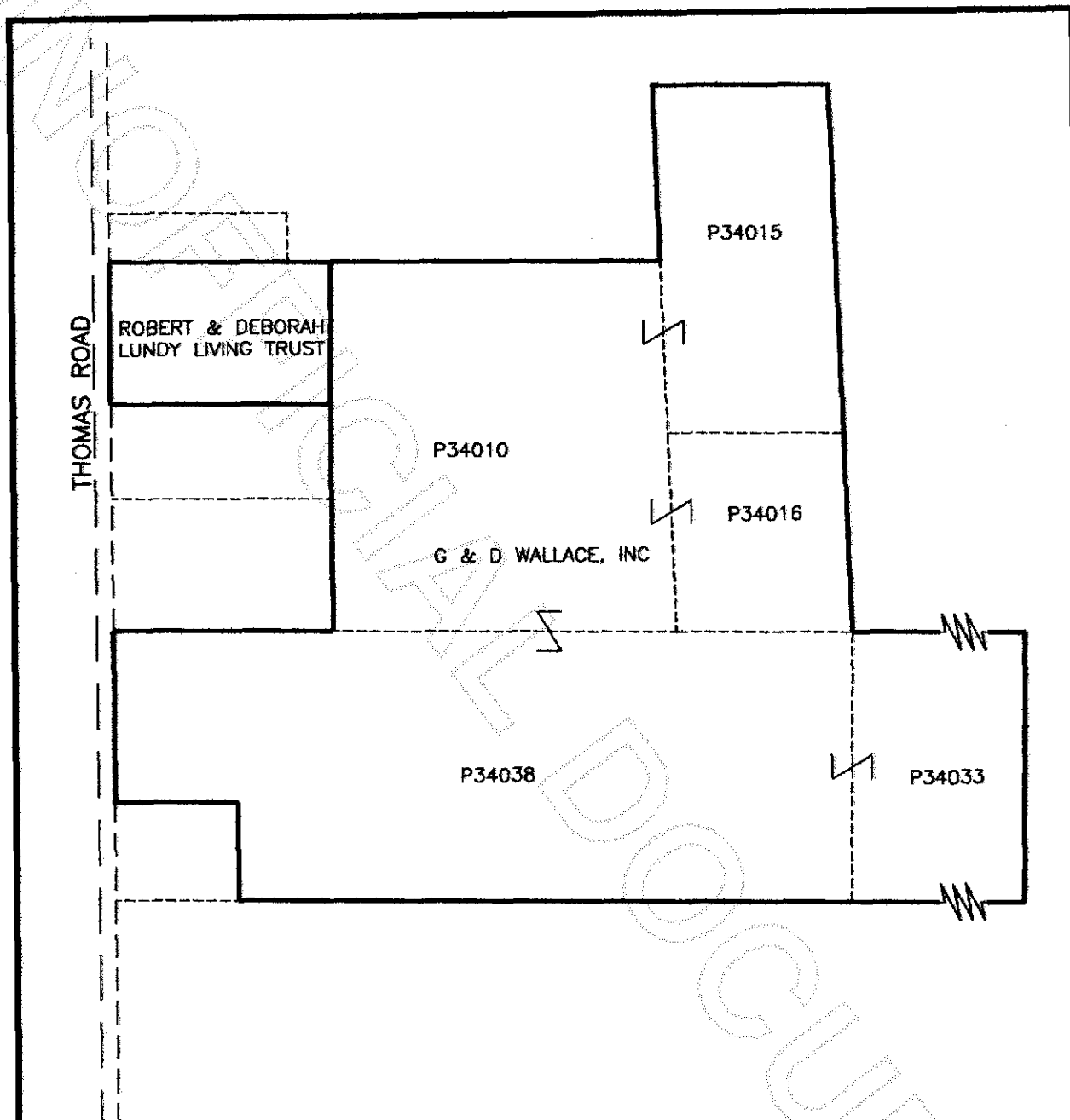
All Situate in the County of Skagit, State of Washington.



DENNY D. LEGRO
Registered Professional
Land Surveyor
License No. 37532
Date: March 1, 2006



200604200079
Skagit County Auditor



PLAN

Scale: 1" = 400'



**LUNDY TO WALLACE
AFTER BLA SKETCH**

PTN. NE 1/4 & PTN. SE 1/4
SEC. 10, T. 35 N., R. 3 E.W.M.

SKAGIT COUNTY WASHINGTON

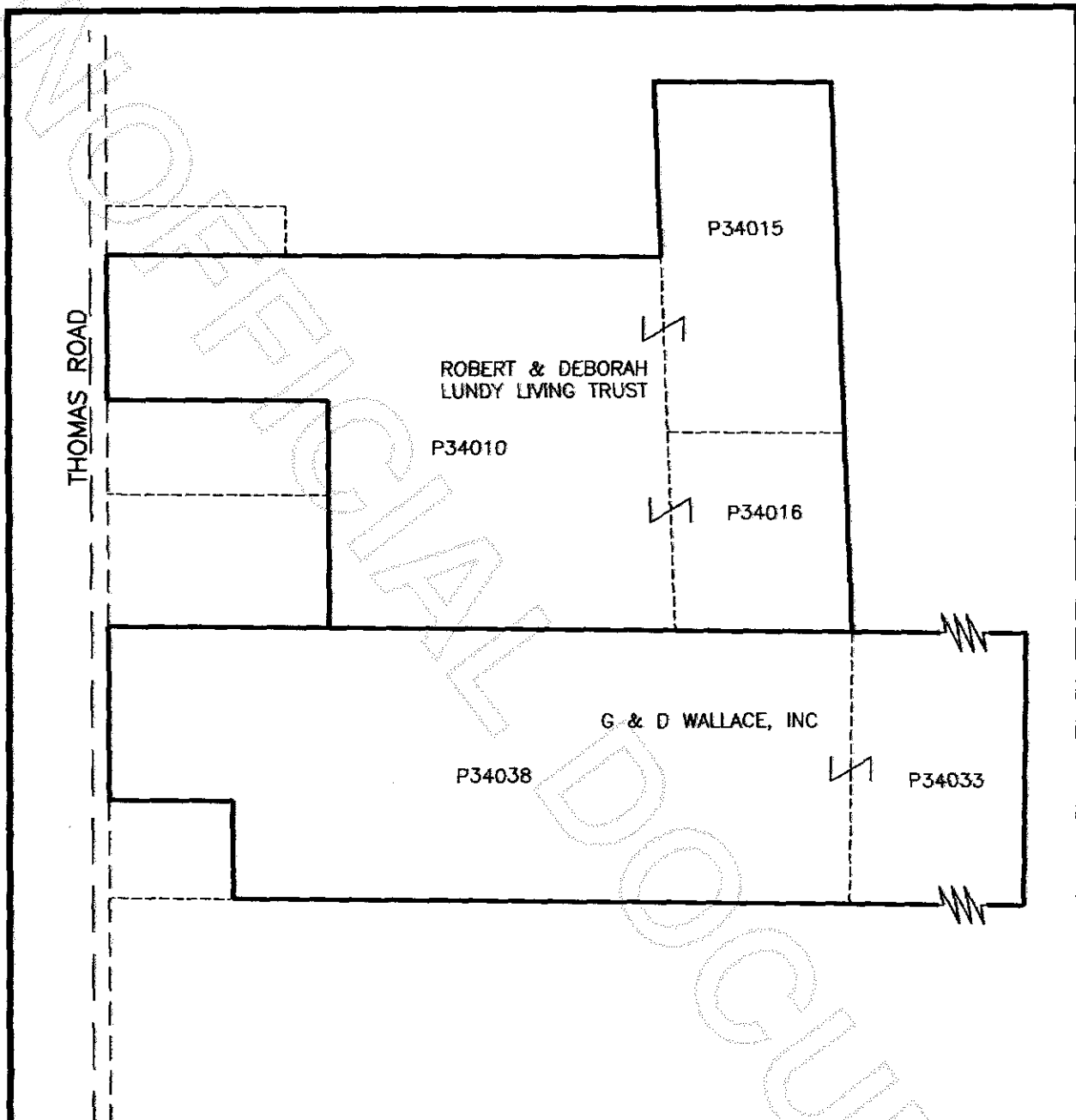
PREPARED BY:

LEGRO & ASSOCIATES
815 CLEVELAND AVENUE
MOUNT VERNON, WA 98273
PHONE: (360)336-3220



200604200079

Skagit County Auditor



PLAN

Scale: 1" = 400'



**LUNDY TO WALLACE
BEFORE BLA SKETCH**

PTN. NE 1/4 & PTN. SE 1/4
SEC. 10, T. 35 N., R. 3 E.W.M.

SKAGIT COUNTY, WASHINGTON

PREPARED BY:

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815 CLEVELAND AVENUE
MOUNT VERNON, WA 98273
PHONE: (360)336-3220



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Skagit County Auditor

EXHIBIT "A"

Proposed Robert & Deborah Lundy Living Trust Boundary Line Adjustment
From Property Tax Parcel No's. P34010, P34015 and P34016 (Lundy)
To P34038 & P34033 (G & D Wallace, Inc.)

LEGAL DESCRIPTION

PARCEL "X":

The West 429 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, Township 35 North, Range 3 East, W.M.,

EXCEPT all that portion thereof, if any, lying within the East 891 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$.

Situate in the County of Skagit, State of Washington.

PARCEL "Y":

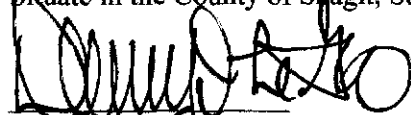
The Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, Township 35 North, Range 3 East, W.M., lying East of Thomas Road,

EXCEPT the North 429 feet thereof,

ALSO EXCEPT all that portion thereof described as follows:

Beginning at the intersection with the East line of Thomas Road and the South line of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 10; thence South $89^{\circ}21'45''$ East along the South line of said subdivision for 536.93 feet; thence North $0^{\circ}07'47''$ West parallel with the West line of said subdivision for 905.50 feet, more or less, to the South line of the North 429 feet of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 10; thence North $89^{\circ}30'46''$ West along the South line of said North 429 feet for 536.91 feet, more or less, to the East line of Thomas Road; thence South $0^{\circ}07'47''$ East along the East line of said road for 904.10 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.



DENNY D. LEGRO
Registered Professional
Land Surveyor
License No. 37532
Date: March 1, 2006



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EXHIBIT "B"

Proposed Robert & Deborah Lundy Living Trust Tax Parcel No. P34010

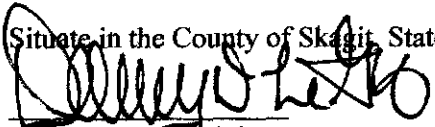
LEGAL DESCRIPTION

(AFTER BOUNDARY LINE ADJUSTMENT)

That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, Township 35 North, Range 3 East, W.M., lying East of Thomas Road, currently 40 feet in width, being described more particularly as follows:

Commencing at the intersection with the East line of Thomas Road and the South line of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 10; thence South $89^{\circ}21'45''$ East along the South line of said subdivision for 536.93 feet; thence North $0^{\circ}07'47''$ West parallel with the West line of said subdivision for 554.51 feet to the TRUE POINT OF BEGINNING of this property description; thence continuing North $0^{\circ}07'47''$ West parallel with the West line of said subdivision for 350.99 feet, more or less, to the South line of the North 429 feet of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 10; thence North $89^{\circ}30'46''$ West along the South line of said North 429 feet for 536.91 feet, more or less, to the East line of Thomas Road; thence South $0^{\circ}07'47''$ East along the East line of said road for 350.99 feet; thence S $89^{\circ}30'46''$ E a distance of 536.91 feet to the Point of Beginning, and containing 4.33 acres, more or less.

Situate in the County of Skagit, State of Washington.


DENNY D. LEGRO
Registered Professional
Land Surveyor
License No. 37532
Date: March 2, 2006



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EXHIBIT "C"

Proposed G & D Wallace, Inc.,
Tax Parcel No's. P34038 & P34033

LEGAL DESCRIPTION

(AFTER BOUNDARY LINE ADJUSTMENT)

PARCEL "J":

The North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 10, Township 35 North, Range 3 East, W.M., EXCEPT the West 340 feet of the South 240 feet thereof, EXCEPT the West 40 feet thereof for County Road, as the same was conveyed to Skagit County by Deed dated March 27, 1911, and recorded February 27, 1913, under Auditor's File No. 95356, in Volume 91 of Deeds, Page 323, records of Skagit County, Washington, AND EXCEPT ditch rights-of-way.

PARCEL "B":

The North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 10, Township 35 North, Range 3 East, W.M., EXCEPT road and ditch rights-of-way.

PARCEL "X":

The West 429 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, Township 35 North, Range 3 East, W.M.,

EXCEPT all that portion thereof, if any, lying within the East 891 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$.

Situate in the County of Skagit, State of Washington.

PARCEL "Y":

The Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, Township 35 North, Range 3 East, W.M., lying East of Thomas Road,

EXCEPT the North 429 feet thereof,

ALSO EXCEPT all that portion thereof described as follows:

Beginning at the intersection with the East line of Thomas Road and the South line of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 10; thence South $89^{\circ}21'45''$ East along the South line of said subdivision for 536.93 feet; thence North $0^{\circ}07'47''$ West parallel with the West line of said subdivision for 905.50 feet, more or less, to the South line of the North 429 feet of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 10; thence North $89^{\circ}30'46''$ West along the South line of said North 429 feet for 536.91 feet, more or less, to the East line of Thomas Road;



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thence South 0°07'47" East along the East line of said road for 904.10 feet, more or less, to the point of beginning.

All Situate in the County of Skagit, State of Washington.



DENNY D. LEGRO
Registered Professional
Land Surveyor
License No. 37532
Date: March 1, 2006



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EXHIBIT "D"

G & D Wallace, Inc. Property, Tax Parcel No's. P34038 & P34033

LEGAL DESCRIPTION

(BEFORE BOUNDARY LINE ADJUSTMENT)

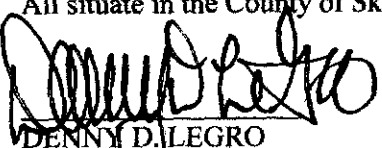
Parcel "J":

The North ½ of the Northwest ¼ of the Southeast ¼ of Section 10, Township 35 North, Range 3 East, W.M., EXCEPT the West 340 feet of the South 240 feet thereof, EXCEPT the West 40 feet thereof for County Road, as the same was conveyed to Skagit County by Deed dated March 27, 1911, and recorded February 27, 1913, under Auditor's File No. 95356, in Volume 91 of Deeds, Page 323, records of Skagit County, Washington, AND EXCEPT ditch rights-of-way.

Parcel "B":

The North ½ of the Northeast ¼ of the Southeast ¼ of Section 10, Township 35 North, Range 3 East, W.M., EXCEPT road and ditch rights-of-way.

All situate in the County of Skagit, State of Washington.


DENNY D. LEGRO
Registered Professional
Land Surveyor
License No. 37532
Date: March 1, 2006



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EXHIBIT "E"

Robert & Deborah Lundy Living Trust Property
Tax Parcel No's. P34010 & P34015

LEGAL DESCRIPTION

(BEFORE BOUNDARY LINE ADJUSTMENT)

PARCEL "X":

The West 429 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, Township 35 North, Range 3 East, W.M.,

EXCEPT all that portion thereof, if any, lying within the East 891 feet of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$.

Situate in the County of Skagit, State of Washington.

PARCEL "Y":


The Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, Township 35 North, Range 3 East, W.M., lying East of Thomas Road,

EXCEPT the North 429 feet thereof,

ALSO EXCEPT all that portion thereof described as follows:

Beginning at the intersection with the East line of Thomas Road and the South line of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 10;
thence East along the South line of said subdivision for 536.93 feet;
thence North parallel with the West line of said subdivision for 554.51 feet;
thence North $89^{\circ}30'46''$ West for 536.91 feet to the East line of Thomas Road;
thence South along the East line of said road for 553.1 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.


DENNY P. LEGRO
Registered Professional
Land Surveyor
License No. 37532
Date: March 2, 2006



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