

AFTER RECORDING RETURN TO:



200605090069

Skagit County Auditor

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Grantor. ASH, Charles E. II and Lisa M.
Grantee. ASH VENTURES LLC
Abbrev. Leg. Ptn of NE ¼ of SE ¼ of Sec. 29, T34N, R4E, W.M. and
Lot 23, Aemmer Add to Mt. Vernon
Tax Parcel Nos. 340429-0-006-0007/P28078 and 3853-000-023-0005/P61675

QUIT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT

RECITALS

CHARLES E. ASH II and LISA M. ASH, husband and wife, are owners of the real property currently described on EXHIBIT A (the "Ash property"), which is attached hereto and by this reference incorporated herein.

ASH VENTURES LLC, a Washington limited liability company, is owner of the real property currently described on EXHIBIT B (the "Ash Ventures LLC 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 Ash property to the Ash Ventures LLC property. That portion of the Ash property described as "Tract X" on EXHIBIT C (the boundary line adjustment parcel) will be adjusted to the Ash Ventures LLC property.

A sketch is attached hereto as EXHIBIT D.

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

THEREFORE:

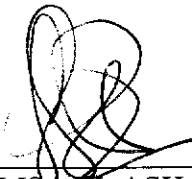
THE GRANTORS, CHARLES E. ASH II and LISA M. ASH, husband and wife, for and in consideration of a boundary line adjustment and for no monetary consideration, convey and quitclaim to:

THE GRANTEE, ASH VENTURES LLC, a Washington limited liability company, that parcel of real property described as "Tract X" on EXHIBIT C, which is attached hereto and by this reference incorporated herein, together with all after acquired title of the Grantors therein.

Dated: April 21, 2006.



CHARLES E. ASH II



LISA M. ASH

STATE OF WASHINGTON)

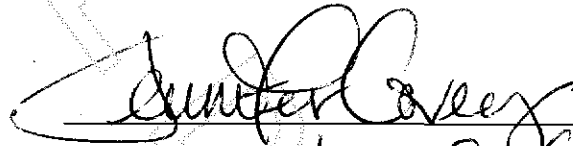
: SS

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that CHARLES E. ASH II and LISA M. ASH are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 21, 2006.






Printed Name: Jennifer Covey
NOTARY PUBLIC in and for the State of
Washington, residing at Mount Vernon.

My appointment expires: Dec. 11, 2006

7225
SKAGIT COUNTY WASHINGTON
SEAL STATE EXCISE TAX

MAY 09 2006

By  Skagit Co. Treasurer
Deputy



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Skagit County Auditor

EXHIBIT A
Ash Property
Before Boundary Line Adjustment

That portion or the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of the said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, 800 feet South of the intersection of said West line with the South line of the Little Mountain Road;

Thence East parallel to the said South line of said road, a distance of 240 feet;

Thence South at right angles, 200 feet;

Thence West at right angles 240 feet to the West line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$;

Thence North along said West line 200 feet to the point of beginning.

Situate in Skagit County, Washington.



EXHIBIT B
Ash Ventures LLC Property
Before Boundary Line Adjustment

Lot 23, AEMMER ADDITION TO MOUNT VERNON, according to the plat thereof
recorded in Volume 7 of Plats, page 92, records of Skagit County, Washington.

Situate in Skagit County, Washington.



EXHIBIT C
Boundary Line Adjustment Parcel

Tract X

That portion of the Northeast 1/4 of the Southeast 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the West line of said Northeast 1/4 of the Southeast 1/4, 800 feet South of the intersection of the said West line with the South line of the Little Mountain Road;
thence East parallel with said South line of said road, a distance of 240 feet;
thence South at right angles, 200 feet;
thence West at right angles 240 feet to the West line of said Northeast 1/4 of the Southeast 1/4;
thence North along said West line 200 feet to the POINT OF BEGINNING.

EXCEPT that portion thereof being more particularly described as follows:

BEGINNING at the Northeast corner of the above-described parcel, being a point on the West right-of-way margin of South 19th Street, as shown on the Plat of "Aemmer Addition to Mount Vernon" recorded in Volume 7 of Plats, page 92, records of Skagit County, Washington;
thence North 89°41'00" West, parallel with the centerline of Blackburn Road (called Little Mountain Road in previous description) along the North line of the above-described parcel for a distance of 121.00 feet;
thence South 0°26'20" West parallel with said South 19th Street (called South in the previous description) for a distance of 115.00 feet;
thence South 89°41'00" East for a distance of 102.96 feet;
thence North 45°26'20" East for a distance of 25.51 feet, more or less, to a point on said West right-of-way margin of South 19th Street at a point bearing South 0°26'20" West from the POINT OF BEGINNING;
thence North 0°26'20" East along said West right-of-way margin for a distance of 97.00 feet, more or less, to the POINT OF BEGINNING.

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

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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Exhibit C, continued:

The above described parcel is to be combined or aggregated with contiguous property to the south owned by the Grantee, Lot 23, "Aemmer Addition to Mount Vernon" (Parcel No. P-61675)

This Boundary Line Adjustment is not for the purpose of creating an additional building lot.

APPROVED

The foregoing Quit Claim Deed adjusting boundary lines is hereby approved this 4th day of May 2006.

City of Mount Vernon

By: 
Its City Engineer



PLAT OF BLACKBURN RIDGE PHASE II

18TH ST

589°41'00"E 270.00'

50°27'55"W 830.00'

589°41'00"E 240.38' (DESC=240')

119.38'

121.00'

115.00'

50°26'20"W 97.00'

97.00'

589°41'00"E 102.96'

22.9'

145°26'20"E 25.51'

103.00'

200.00'

EDGE OF GRAVEL

30'

100.00'

589°41'00"E 210.00'

210.00'

50°26'20"W 100.00'

240.47' (DESC=240')

210.00'

589°41'00"E 210.00'

210.00'

50°26'20"W 100.00'

19TH STREET 50°26'20"W 830.00' 50°26'20"W

S END FUD WATER LINE BLOW-OFF

SCALE 1" = 50'

JOB NO.: 05-024

LISSER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
320 MILWAUKEE STREET
MOUNT VERNON, WA 98273
(360) 419-1442

BOUNDARY LINE ADJUSTMENT
FOR
ASH VENTURES, LLC

EXHIBIT E
Ash Property
After Boundary Line Adjustment

That portion of the Northeast 1/4 of the Southeast 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the West line of said Northeast 1/4 of the Southeast 1/4, 800 feet South of the intersection of the said West line with the South line of the Little Mountain Road;
thence East parallel with the South line of said road, a distance of 240 feet, more or less, to a point on the West right-of-way margin of South 19th Street, as shown on the Plat of "Aemmer Addition to Mount Vernon" recorded in Volume 7 of Plats, page 92, records of Skagit County, Washington and being the TRUE POINT OF BEGINNING;
thence North 89°41'00" West, parallel with the centerline of Blackburn Road (called Little Mountain Road in previous description) along the North line of the parcel described in Exhibit A, above (the "Ash" parcel) for a distance of 121.00 feet;
thence South 0°26'20" West parallel with said South 19th Street (called South in the previous description) for a distance of 115.00 feet;
thence South 89°41'00" East for a distance of 102.96 feet;
thence North 45°26'20" East for a distance of 25.51 feet, more or less, to a point on said West right-of-way margin of South 19th Street at a point bearing South 0°26'20" West from the TRUE POINT OF BEGINNING;
thence North 0°26'20" East along said West right-of-way margin for a distance of 97.00 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 City of Mount Vernon, County of Skagit, State of Washington.

Containing 13,753 sq. ft.



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EXHIBIT F
Ash Ventures LLC Property
After Boundary Line Adjustment

Lot 23, AEMMER ADDITION TO MOUNT VERNON, according to the plat thereof recorded in Volume 7 of Plats, page 92, records of Skagit County, Washington,

TOGETHER WITH THE FOLLOWING DESCRIBED "TRACT X:"

Tract X

That portion of the Northeast 1/4 of the Southeast 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the West line of said Northeast 1/4 of the Southeast 1/4, 800 feet South of the intersection of the said West line with the South line of the Little Mountain Road;
thence East parallel with said South line of said road, a distance of 240 feet;
thence South at right angles, 200 feet;
thence West at right angles 240 feet to the West line of said Northeast 1/4 of the Southeast 1/4;
thence North along said West line 200 feet to the POINT OF BEGINNING.

EXCEPT that portion thereof being more particularly described as follows:

BEGINNING at the Northeast corner of the above-described parcel, being a point on the West right-of-way margin of South 19th Street, as shown on the Plat of "Aemmer Addition to Mount Vernon" recorded in Volume 7 of Plats, page 92, records of Skagit County, Washington;
thence North 89°41'00" West, parallel with the centerline of Blackburn Road (called Little Mountain Road in previous description) along the North line of the above-described parcel for a distance of 121.00 feet;
thence South 0°26'20" West parallel with said South 19th Street (called South in the previous description) for a distance of 115.00 feet;
thence South 89°41'00" East for a distance of 102.96 feet;
thence North 45°26'20" East for a distance of 25.51 feet, more or less, to a point on said West right-of-way margin of South 19th Street at a point bearing South 0°26'20" West from the POINT OF BEGINNING;
thence North 0°26'20" East along said West right-of-way margin for a distance of 97.00 feet, more or less, to the POINT OF BEGINNING.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

