

200606230187
Skagit County Auditor

6/23/2006 Page 1 of 7 1:49PM

Name: Terence R. Alling

Address: 17056 W. Big Lake Road

City and State: Mount Vernon, WA 98274

Tax Account Number: Portion P29845 to P29843
Escrow #: JM-1289

3145
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

STATUTORY WARRANTY DEED JUN 23 2006

THE GRANTOR Joey D. Swenson and Karin D. Swenson, husband and wife, Amount Paid \$ 272.00
By Skagit Co. Treasurer Deputy

for and in consideration of \$15,000.00

conveys and quit claims to Terence Alling and Holly Alling, husband and wife,

the following described real estate, situated in the County of Skagit State of Washington together with all after acquired title of the grantor(s) therein:

That portion of the Northwest 1/4 of Section 36, Township 34 North, Range 4 East, W.M. described as follows:

Commencing at the Northwest corner of said Section 36; thence South 1 degree 14' 38" West, along the West line of said Section, a distance of 425.96 feet to a point on the South right-of-way line of Mountain View Road; thence North 50 degrees 48' 32" East, along said South right-of-way line of Mountain View Road, a distance of 419.30 feet; thence leaving said South right-of-way line of Mountain View Road, South 74 degrees 16' 03" East, a distance of 579.39 feet to the True Point of Beginning; thence continuing South 74 degrees 16' 03" East, a distance of 156.63 feet to the West right-of-way line of west Big Lake Boulevard, formerly know as H.C. Peters Road; thence South 25 degrees 31' 26" West, along said West right-of-way line a distance of 24.50 feet; thence leaving said West right-of-way line North 65 degrees 16' 08" West, a distance of 154.36 feet to the True Point of Beginning.

Subject to matters of record.

The above described property will be combined or aggregated with contiguous property to the North owned by the Grantees. This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by Arac Roden 6/5/2006
of the Skagit County Planning Department.

Dated this 31 day of ~~June~~ ^{MAY}, 2006.

Joey D. Swenson

Karin D. Swenson

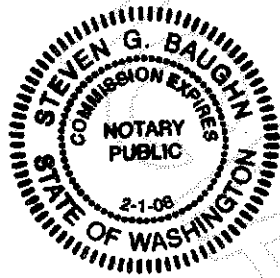
STATE OF WASHINGTON, }
County of SKAGIT } SS.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me JOEY D. SWENSON
_____ to me known

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that HE
signed the same as HIS free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 31ST day of MAY 2006



Steven G. Baughn
Notary Public in and for the State of Washington,
residing at MOUNT VERNON
My appointment expires 02/01/2008

STATE OF WASHINGTON, }
County of _____ } SS.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me KARIND. SWENSON
_____ to me known

to be the individual(s) described in and who executed the within and foregoing instrument, 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 10TH day of JUNE 2006



Steven G. Baughn
Notary Public in and for the State of Washington,
residing at _____
My appointment expires 02/01/08



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Skagit County Auditor

LEGAL DESCRIPTION FOR TRIANGULAR SHAPED PROPERTY BEING GRANTED BY THE OWNERSHIP OF TAX PARCEL IDENTIFICATION NUMBER P29845, BEING GRANTED TO THE OWNERSHIP OF TAX PARCEL IDENTIFICATION NUMBER P29843.

EXHIBIT "A"

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36;

THENCE SOUTH 1°14'38" WEST, ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 425.96 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MOUNTAIN VIEW ROAD;

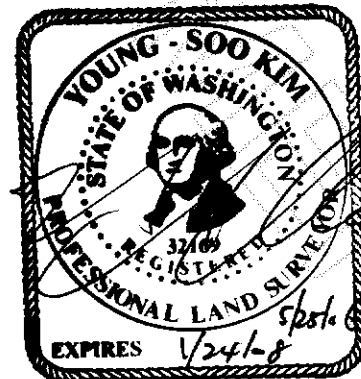
THENCE NORTH 50°48'32" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MOUNTAIN VIEW ROAD, A DISTANCE OF 419.30 FEET;

THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF MOUNTAIN VIEW ROAD, SOUTH 74°16'03" EAST, ALONG THE NORTH BOUNDARY LINE OF THAT REAL PROPERTY DESCRIBED IN DEED OF TRUST, RECORDED UNDER AUDITOR'S FILE NUMBER 200307160127, RECORDS OF SKAGIT COUNTY, WASHINGTON, A DISTANCE OF 579.39 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH BOUNDARY LINE, SOUTH 74°16'03" EAST, A DISTANCE OF 156.63 FEET TO THE WEST RIGHT OF WAY LINE OF WEST BIG LAKE BOULEVARD, FORMERLY KNOWN AS H.C. PETERS ROAD;

THENCE SOUTH 25°31'26" WEST, A LONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 24.50 FEET;

THENCE LEAVING SAID WEST RIGHT-OF-WAY, NORTH 65 16'08" WEST, A DISTANCE OF 154.36 FEET TO THE TRUE POINT OF BEGINNING.



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Amelia B. A.

P27843

EXHIBIT "A"

THAT PORTION OF GOVERNMENT LOT 2, SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36;

THENCE NORTH 89°16'26" EAST ALONG THE NORTH LINE OF SAID SECTION 36, A DISTANCE OF 681.01 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY OF MOUNTAIN VIEW ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°16'26" EAST, A DISTANCE OF 467.34 FEET, TO THE WEST RIGHT-OF-WAY OF WEST BIG LAKE BOULEVARD, FORMERLY KNOWN AS H.C. PETERS ROAD;

THENCE SOUTH 08°36'54" EAST ALONG THE WEST RIGHT-OF-WAY OF SAID ROAD, A DISTANCE OF 6.24 FEET, TO THE BEGINNING OF THE TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 527.96 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°08'20", A DISTANCE OF 314.58 FEET, SAID ARC BEING ALONG THE WEST RIGHT-OF-WAY OF SAID ROAD;

THENCE SOUTH 25°31 '26" WEST, ALONG THE WEST RIGHT-OF-WAY OF SAID ROAD, A DISTANCE OF 115.10 FEET, TO THE SOUTHEAST CORNER OF THAT REAL PROPERTY DESCRIBED IN DEED OF TRUST, RECORDED UNDER AUDITOR'S FILE NUMBER 200603300089, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON;

THENCE CONTINUING SOUTHERLY, ALONG SAID RIGHT-OF-WAY, SOUTH 25°31 '26" WEST, A DISTANCE OF 24.50 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 65°16'08" WEST, A DISTANCE OF 154.36 FEET, TO A POINT ON THE SOUTH LINE OF SAID REAL PROPERTY PER SAID AUDITOR'S FILE NUMBER 200603300089, SAID POINT BEING DISTANT 156.63 FEET FROM SAID SOUTHEAST CORNER OF SAID REAL PROPERTY;

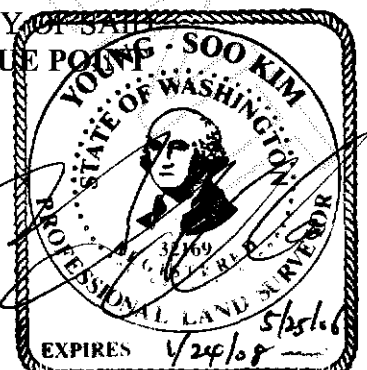
THENCE NORTH 74°16'03" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 679.39 FEET, TO THE EAST RIGHT-OF-WAY OF MOUNTAIN VIEW ROAD;

THENCE NORTH 57°48'32" EAST, ALONG THE EAST RIGHT-OF-WAY OF SAID MOUNTAIN VIEW ROAD, A DISTANCE OF 396.28 FEET, TO THE TRUE POINT OF BEGINNING;

SITUATED IN SKAGIT COUNTY, WASHINGTON.



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A. B. A
EXHIBIT "A"

P29345
W/ EASEMENTS OF RECORD

COMMENCING AT THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.;

THENCE SOUTH 1°14'38" WEST, ALONG THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 425.96 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY OF MOUNTAIN VIEW ROAD;

THENCE NORTH 50°48'32" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF SAID ROAD, A DISTANCE OF 359.30 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 57°48'32" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF SAID ROAD, A DISTANCE OF 60.00 FEET;

THENCE SOUTH 74°16'03" EAST, A DISTANCE OF 579.39 FEET;

THENCE SOUTH 65°16'08" EAST, A DISTANCE OF 154.36 FEET, TO THE WEST RIGHT-OF-WAY OF WEST BIG LAKE BOULEVARD, FORMERLY KNOWN AS H.C. PETERS ROAD;

THENCE SOUTH 25°31'26" WEST, ALONG THE WEST LINE OF SAID ROAD, A DISTANCE OF 185.50 FEET;

THENCE SOUTH 64°28'34" EAST, ALONG THE WEST LINE OF SAID ROAD, A DISTANCE 22.20 FEET;

THENCE SOUTH 25°31'26" WEST, ALONG THE WEST LINE OF SAID ROAD, A DISTANCE OF 40.00 FEET;

THENCE NORTH 83°27'31" WEST, A DISTANCE OF 682.73 FEET;

THENCE NORTH 1°14'28" EAST, A DISTANCE OF 324.93 FEET, TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, OVER AND ACROSS THE FOLLOWING DESCRIBED TRACT, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M.;

THENCE SOUTH 1°14'38" WEST, ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 1,076.22 FEET;

THENCE NORTH 89°22'25" EAST, PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 300.00 FEET;



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THENCE NORTH 1°14'38" EAST, A DISTANCE OF 225.29 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 86°30'00" EAST, A DISTANCE OF 566.31 FEET, TO THE WEST LINE OF WEST BIG LAKE BOULEVARD, FORMERLY KNOWN AS H.C. PETERS ROAD;

THENCE NORTH 25°59'30" EAST, ALONG THE WEST LINE OF SAID ROAD, A DISTANCE OF 32.47 FEET;

THENCE NORTH 86°30'00" WEST, A DISTANCE OF 460.48 FEET;

THENCE NORTH 1°14'38" EAST, A DISTANCE OF 251.34 FEET;

THENCE NORTH 83°27'31" WEST, TO A POINT WHICH BEARS NORTH 1°14'38" EAST, FROM THE TRUE POINT OF BEGINNING;

THENCE SOUTH 1°14'38" WEST, A DISTANCE OF 287.92 FEET, TO THE TRUE POINT OF BEGINNING.

ALSO TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED TRACT:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, W. M.;

THENCE SOUTH 1°14'38" WEST, ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 1,076.22 FEET;

THENCE NORTH 89°22'25" EAST, PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 300.00 FEET;

THENCE NORTH 1°14'38" EAST, A DISTANCE OF 225.59 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 86°30'00" EAST, A DISTANCE OF 566.31 FEET, TO THE WEST LINE OF WEST BIG LAKE BOULEVARD, FORMERLY KNOWN AS H.C. PETERS ROAD;

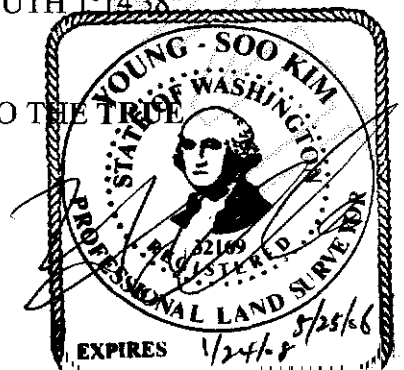
THENCE SOUTH 25°59'30" WEST, ALONG THE WEST LINE OF SAID ROAD, A DISTANCE OF 32.47 FEET;

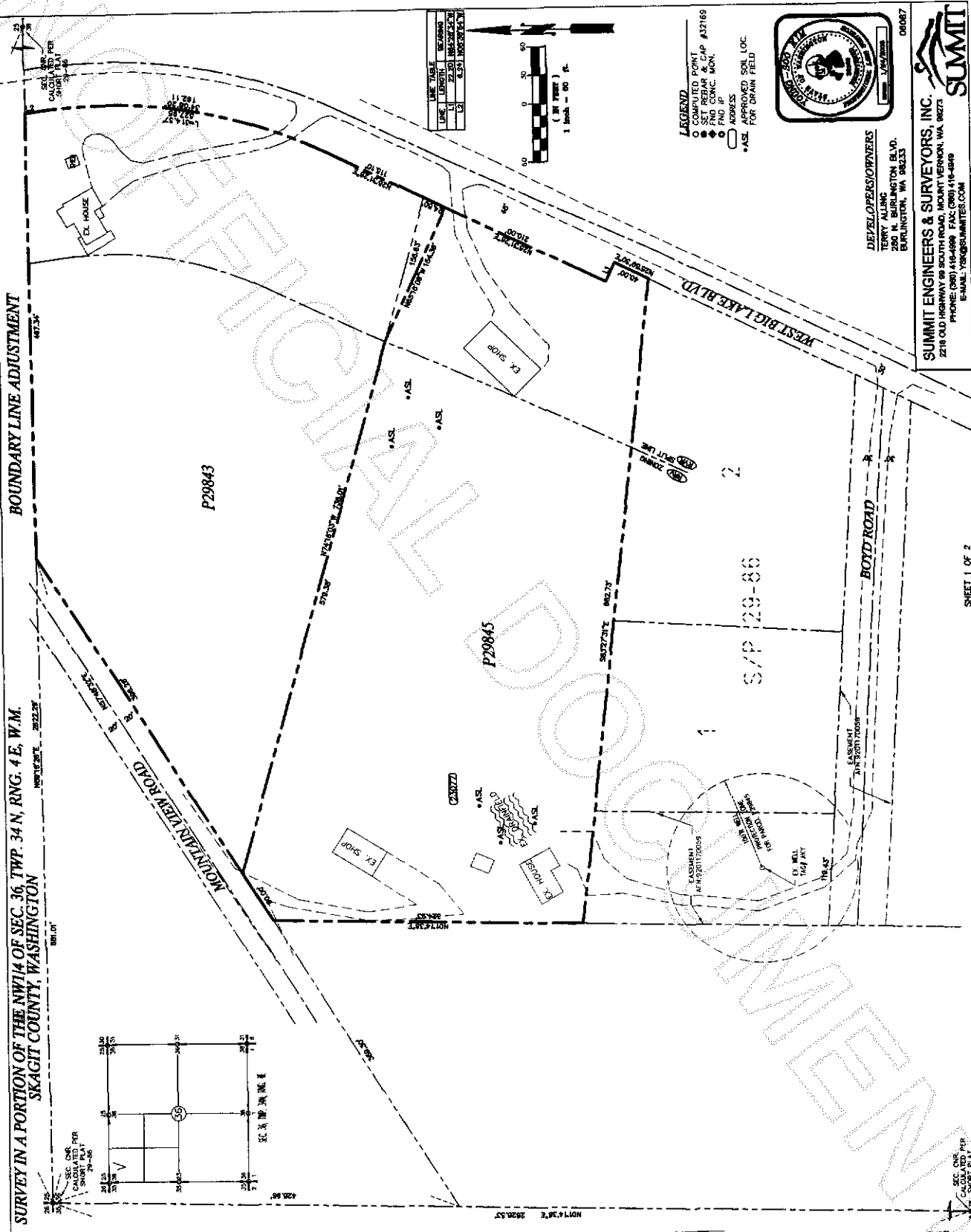
THENCE NORTH 86° 30'00" WEST, TO A POINT THAT BEARS SOUTH 1°14'38" WEST, FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 1°14'38" EAST, A DISTANCE OF 324.93 FEET, TO THE TRUE POINT OF BEGINNING.



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LINE	LENGTH	BEARING
1	4.53	N83°28'54.53\"
2	1.00	S89°59'59.59\"
3	1.00	S89°59'59.59\"

LEGEND
 O COMPUTED POINT
 ● SET REBAR & CAP #37169
 ● FOUND BENCH MARK
 ● FIND IP
 ○ ADDRESS
 □ APPROVED SOIL LOC.
 *ASL FOR DRAIN FIELD

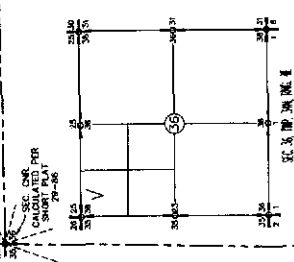


SUMMIT
 DEVELOPERS/OWNERS
 TERRY ALLING
 280 N. BURLINGTON BLVD.
 BURLINGTON, WA 98223
 080627

SUMMIT ENGINEERS & SURVEYORS, INC.
 2218 OLD HIGHWAY 98 SOUTH ROAD, MOUNT VERNON, WA 98273
 PHONE (360) 416-4888 FAX (360) 416-4889
 E-MAIL: TERRY@SUMMITES.COM

BOUNDARY LINE ADJUSTMENT
 477.54'

SURVEY IN A PORTION OF THE NW1/4 OF SEC. 36, TWP. 34 N., RING. 4 E., W.M.
 SKAGIT COUNTY, WASHINGTON
 2822.24'



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