



200606260182

Skagit County Auditor

6/26/2006 Page 1 of 6 3:52PM

200602280104

Skagit County Auditor

2/28/2006 Page 1 of 6 11:29AM

When Recorded Return to:

Elliott W Johnson Inc PS  
711 S. First St  
Mount Vernon, WA 98273

182  
waive fee

Re-recorded to correct legal

118761-P

LAND TITLE OF SKAGIT COUNTY

**Warranty Deed**

**Grantor(s):** Morgan Turner Properties LP  
**Grantee(s):** Skagit County  
**Legal Description (abbreviated):** Ptn SW S8 T34N R<sup>2</sup>7EWM  
**Assessor's Tax Parcel Number:** Ptn of 340208-3-008-0006 P20167

For and in consideration of One Thousand One Hundred Thirty-One Dollars and No Cents (1,131.00), the receipt and adequacy of which are hereby acknowledged, **Morgan Turner Properties LP**, a limited partnership ("Grantor") conveys and warrants to **Skagit County**, a corporation ("Grantee") the following described real estate, situated in the County of Skagit, State of Washington:

A parcel of land located in the Southwest ¼ of Section 8, Township 34 North, Range <sup>#2</sup> East, W.M., Skagit County, Washington, being more particularly described as follows:

Commencing at the South ¼ corner of said Section 8, as said point is shown on that certain Record of Survey recorded in Book 15 of Surveys at page 100, under Auditor's File No. 9402020095, records of Skagit County, Washington;  
**thence** North 2°25'30" West along the center line of said section, a distance of 1466.81 feet;  
**thence** South 89°20'48" West, 30.01 feet to a point on the Westerly right-of-way line of Gibraltar Road; said point being 80 feet North as measured at right angles to the North line of Lot 1 of Short Plat No. 28-86 as filed in Book 7 of Short Plats, page 122, records of Skagit County, Washington;

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Page 1

FEB 28 2006

Warranty Deed

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10/19/05 14:18

Amount Paid  
By Skagit Co. Treasurer  
By Deputy

Elliott W. Johnson Inc. P.S.  
711 South First Street  
Mount Vernon, WA 98273  
(360) 336-6502 Fax 336-5616  
Email Elliott@EWJLaw.com

thence South 89°20'48" West parallel with said North line, a distance of 841.14 feet;  
thence North 2°23'17" West a distance of 149.34 feet;  
thence North 73°25'38" West a distance of 100.72 feet to the **TRUE POINT OF BEGINNING**;  
thence continuing North 73°25'38" West a distance of 290.02 feet;  
thence South 89°49'34" East a distance of 124.14 feet;  
thence South 73°25'40" East a distance of 90.01 feet;  
thence South 50°00'40" East a distance of 88.19 feet to the **TRUE POINT OF BEGINNING**;

SUBJECT TO public or private easements, covenants, restrictions, or other encumbrances of record.

Situate in the County of Skagit, State of Washington.

The above described property will be combined or aggregated with contiguous property owned by the purchaser: This boundary adjustment is not for the purpose of creating an additional building lot.

Morgan Turner Properties LP,  
a limited partnership

By Betty Morgan  
Dated: 1-13-06  
Betty Morgan, Partner

By Beth Morgan-Cleland  
Dated: 1-14-06  
Beth Morgan-Cleland, Partner

By Lori Yandle  
Dated: 1-13-06  
Lori Yandle, Partner

3177  
SKAGIT COUNTY-WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 26 2006

Amount Paid \$  
Skagit Co. Treasurer  
By MP Deputy

Warranty Deed

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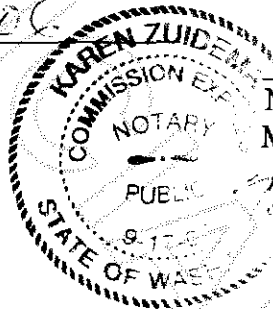
State of Washington)

) ss.

County of Skagit )

I certify that I know or have satisfactory evidence that Betty Morgan is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as one of three general partners of Morgan Turner Properties LP to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1-13-06



Notary Public Karen Zuidema

My appointment expires: 9/17/07

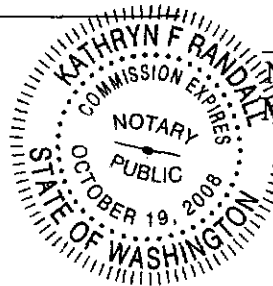
State of Washington)

) ss.

County of Skagit )

I certify that I know or have satisfactory evidence that Beth Morgan-Cleland is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as one of three general partners of Morgan Turner Properties LP to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1-14-06



Notary Public Kathryn F. Randall

My appointment expires: 10-19-08

State of Washington)

) ss.

County of Skagit )

I certify that I know or have satisfactory evidence that Lori Yandle is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as one of three general partners of

Warranty Deed

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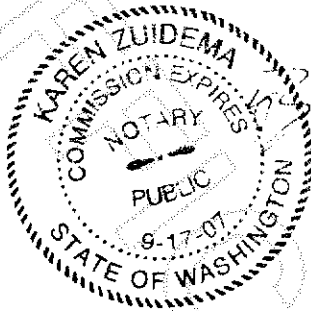
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Skagit County Auditor

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Morgan Turner Properties LP to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1/13/06



Karen Zuidema  
Notary Public Karen Zuidema  
My appointment expires: 9/17/07

**BOUNDARY ADJUSTMENT**

Reviewed and approved  
in accordance with S.C.  
Code Chapter 14.18



Maas Rolder  
SKAGIT CO. PLANNING & PERMIT CNTR

Date: 10/26/2005



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Skagit County Auditor

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Warranty Deed

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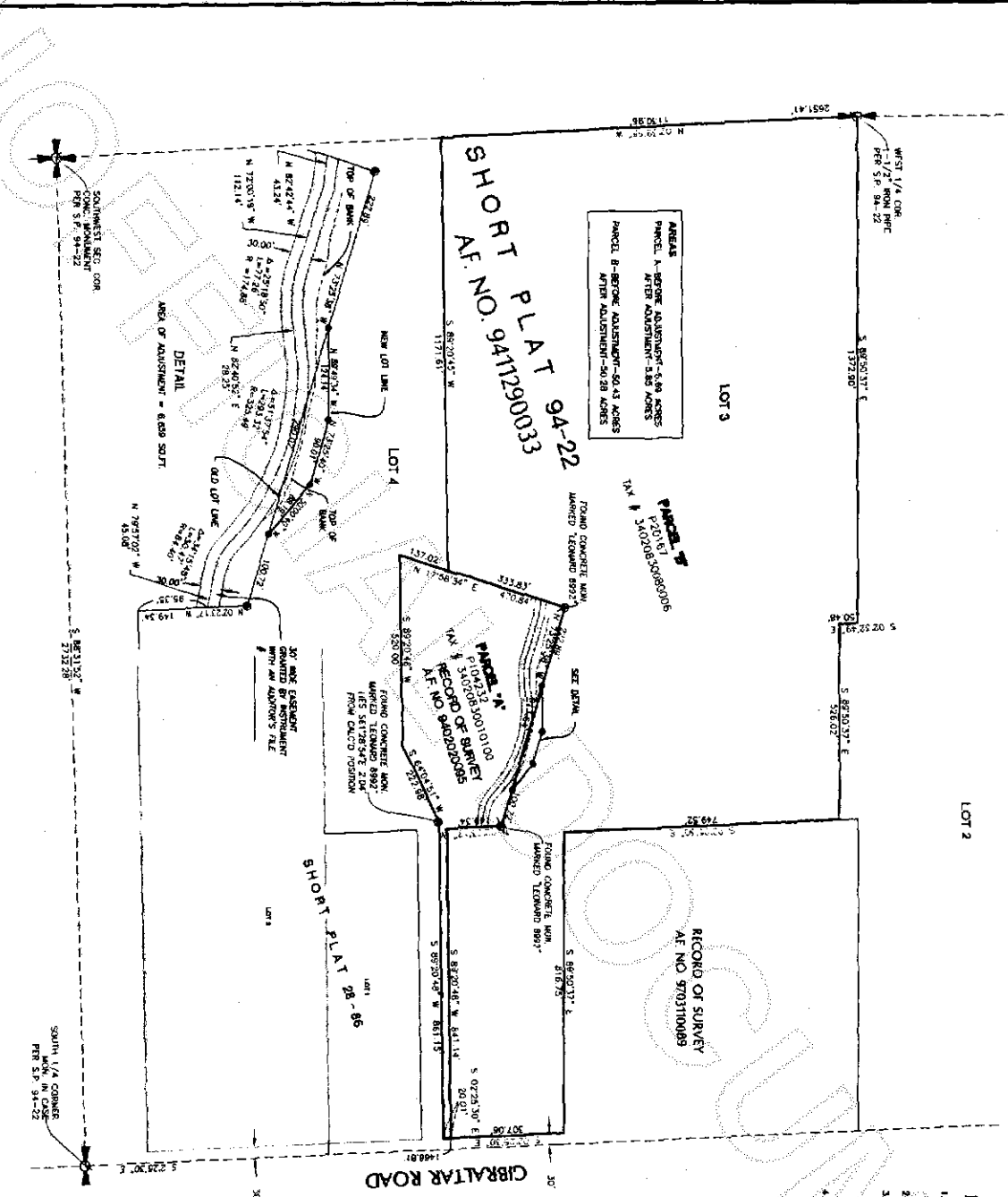
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**SURVEYOR'S CERTIFICATE**  
 THIS SURVEY WAS CONDUCTED BY THE SURVEYOR, AND THE RESULTS ARE HEREBY CERTIFIED TO BE TRUE AND CORRECT.  
 DATE: 11-01-05



**AUDITOR'S CERTIFICATE**  
 I HAVE REVIEWED THE SURVEY AND THE RECORD OF SURVEY, AND I CERTIFY THAT THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT.  
 DATE: 11-01-05  
 SIGNATURE: [Signature]

**RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT**  
**SKAGIT COUNTY PUBLIC WORKS**  
 PORTION OF THE SW 1/4 OF SECTION 8, T4N, R2E, W1M, SKAGIT COUNTY, WASHINGTON.  
 LEONARD, BOUNDNOT and SKOGG, INC.  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (509) 336-5751  
 SCALE: 1" = 200'  
 SHEET NO. 04137



**NOTES**  
 1. BASE OF BEARING LINE BETWEEN CONCRETE MONUMENTS IS THE CENTERLINE OF THE ROAD.  
 2. THIS IS A BOUNDARY SURVEY ONLY. UTILITIES WERE NOT LOCATED.  
 3. THIS SURVEY WAS PERFORMED WITH THE BEST OF THE SURVEYOR'S KNOWLEDGE AND SKILL, AND IT IS NOT GUARANTEED THAT THE SURVEY IS FREE FROM ALL ERRORS.  
 4. THIS SURVEY WAS PERFORMED IN THE FIELD USING A ELECTRONIC DISTANCE MEASURING THEODOLITE.

**LEGEND**  
 • CONCRETE SET 1/4" BEARING W/ YELLOW PAINT  
 • CONCRETE SET 1/4" BEARING W/ WHITE PAINT  
 • AS NOTED HEREON

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 Skagit County Auditor  
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LEGAL DESCRIPTION FOR PARCEL "A" BEFORE BOUNDARY LINE ADJUSTMENT

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 2 EAST, N.W. SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 8, THENCE NORTH 22°30' WEST ALONG THE CENTER LINE OF SAID SECTION, A DISTANCE OF 144.81 FEET; THENCE SOUTH 87°02'45" WEST, 30.01 FEET TO A POINT ON THE WESTERN BOUNDARY LINE OF THE COMMUNITY ROAD, SAID POINT BEING 80 FEET NORTH AS MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF LOT 1 OF SHORT PLAT NO. 28-86 AS FILED IN BOOK 7 OF SHORT PLATS, PAGE 122, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 87°02'45" WEST PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 841.14 FEET; THENCE NORTH 22°31' WEST A DISTANCE OF 144.84 FEET; THENCE SOUTH 77°02' WEST A DISTANCE OF 813.64 FEET; THENCE NORTH 17°02'45" WEST A DISTANCE OF 470.04 FEET; THENCE NORTH 67°02'45" WEST A DISTANCE OF 280.02 FEET; THENCE NORTH 22°31' WEST A DISTANCE OF 144.81 FEET TO A POINT THAT IS 80 FEET NORTH AS MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF LOT 1 OF SHORT PLAT NO. 28-86 AS FILED IN BOOK 7 OF SHORT PLATS, PAGE 122, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 87°02'45" WEST PARALLEL WITH SAID NORTH LINE, 841.15 FEET TO THE WEST BOUNDARY LINE OF SAID COMMUNITY ROAD, THENCE NORTH 22°30' WEST ALONG SAID BOUNDARY LINE, A DISTANCE OF 200.01 FEET TO THE TRUE POINT OF BEGINNING;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SOURCE OF LEGAL DESCRIPTION IS STEWART TITLE COMPANY SUBSEQUENT GUARANTEE, SCHEDULE "A-1", ORDER NO. 114002-5, DATED OCTOBER 26, 2004 AT 8:00 A.M.

LEGAL DESCRIPTION FOR PARCEL "A" AFTER BOUNDARY LINE ADJUSTMENT

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 8, AS SAID POINT IS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 15 OF SHORT PLATS, UNDER AUDITOR'S FILE NO. 840220005, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE NORTH 22°30' WEST ALONG THE CENTER LINE OF SAID SECTION, A DISTANCE OF 144.81 FEET; THENCE SOUTH 87°02'45" WEST, 30.01 FEET TO A POINT ON THE WESTERN BOUNDARY LINE OF THE COMMUNITY ROAD, SAID POINT BEING 80 FEET NORTH AS MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF LOT 1 OF SHORT PLAT NO. 28-86 AS FILED IN BOOK 7 OF SHORT PLATS, PAGE 122, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING THE TRUE POINT OF BEGINNING;

LEGAL DESCRIPTION FOR PARCEL "B" BEFORE BOUNDARY LINE ADJUSTMENT

LOT 3, SHORT PLAT NO. 34-022, APPROVED NOVEMBER 23, 1994, RECORDED NOVEMBER 29, 1994, IN VOLUME 11 OF SHORT PLATS, PAGES 148 TO 151, INCLUDING UNDER AUDITOR'S FILE NO. 841120033 AND BEING A PORTION OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 2 EAST, N.W.;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SOURCE OF LEGAL DESCRIPTION IS STEWART TITLE COMPANY SUBSEQUENT GUARANTEE, SCHEDULE "A-1", ORDER NO. 114002-5, DATED OCTOBER 26, 2004 AT 8:00 A.M.

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SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SOURCE OF LEGAL DESCRIPTION IS STEWART TITLE COMPANY SUBSEQUENT GUARANTEE, SCHEDULE "A-1", ORDER NO. 114002-5, DATED OCTOBER 26, 2004 AT 8:00 A.M.

LEGAL DESCRIPTION FOR PARCEL "C" BEFORE BOUNDARY LINE ADJUSTMENT

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 8, AS SAID POINT IS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 15 OF SHORT PLATS, UNDER AUDITOR'S FILE NO. 840220005, RECORDS OF SKAGIT COUNTY, WASHINGTON;

ACKNOWLEDGMENT

I, HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON DUTY STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE ACT AND VOLUNTARY ACT OF SAID PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: January 12, 2006

NOTARY PUBLIC FOR THE STATE OF WASHINGTON  
RESIDING AT: 912/107

ACKNOWLEDGMENT

I, HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON DUTY STATED THAT (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE ACT AND VOLUNTARY ACT OF SAID PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

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